

**ST. GEORGE CITY COUNCIL MINUTES
REGULAR MEETING
FEBRUARY 20, 2014, 12:00 P.M.
CITY COUNCIL CHAMBERS**

PRESENT:

**Mayor Jon Pike
Councilmember Gil Almquist
Councilmember Jimmie Hughes
Councilmember Michele Randall
Councilmember Joe Bowcutt
Councilmember Bette Arial
City Manager Gary Esplin
City Attorney Shawn Guzman
City Recorder Christina Fernandez**

OPENING:

Mayor Pike called the meeting to order and welcomed all in attendance. The Pledge of Allegiance to the Flag was led by Councilmember Randall and the invocation was offered by Reverend Jimi Kestin.

FINANCIAL REPORT:

Consider approval of the financial report for January, 2014.

City Manager Gary Esplin stated that this is the seventh month of the fiscal year. The report shows that the City is moving in the right direction.

MOTION: A motion was made by Councilmember Hughes to approve the financial report for January, 2014.

SECOND: The motion was seconded by Councilmember Bowcutt.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist- aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

AGREEMENT:

Consider approval of an agreement with Interstate Rock Products, Inc. for the construction of 3000 East Phase 2.

City Manager Gary Esplin advised there is a lot of work being done on 3000 East and Mall Drive Bridge. The improvements on 3000 East were broken into 2 phases, this is the second phase which widens the road and puts in a shoulder, primarily on the west side of the road. The apparent low bidder was Interstate Rock Products at \$853,294.50. The funds were approved in the current budget in the Capital Projects Fund.

MOTION: A motion was made by Councilmember Arial to approve the agreement with Interstate Rock Products for the construction of 3000 East Phase 2.

SECOND: The motion was seconded by Councilmember Randall.

Mayor Pike advised the cost of the bid is \$853,294.50.

Councilmember Almquist stated the bid is lower than the engineer's estimate. He recognizes there is a savings of approximately \$40,000.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist- aye
Councilmember Hughes - aye
Councilmember Randall - aye

Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

AGREEMENT:

Consider approval of an agreement with Creamer and Noble Engineering for construction management services on the 3000 East Phase 2 project.

City Manager Gary Esplin advised this agreement is with Creamer and Noble engineering for the construction management services on the 3000 East Phase 2 project.

Mayor Pike stated that the cost of the agreement is \$69,800.

MOTION: A motion was made by Councilmember Almquist to approve the agreement with Creamer and Noble Engineering for construction management services on the 3000 East Phase 2 project in the amount of \$69,800.

SECOND: The motion was seconded by Councilmember Arial.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist- aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

AWARD OF BID:

Consider award of bid to Morgan Painting to paint City Hall and the Police Department.

City Manager Gary Esplin advised the City offices have been in City Hall since 1980. The building is still in good shape and should have a number of years left. In the current budget there are approximately \$40,000 to paint the interior of the building as well as some general repairs. He recommends an award of bid in the amount of \$67,000, which is a bit over the budgeted amount to do some improvements to Police Department building as well. There are some projects approved in current budget that can be delayed to make up the difference without having to do budget amendment.

MOTION: A motion was made by Councilmember Randall to award the bid to paint City Hall and the Police Department in the amount of \$67,000.

SECOND: The motion was seconded by Councilmember Hughes.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist- aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

City Manager Gary Esplin advised that staff advertised a bid for proposals, this was the best proposal received.

AWARD OF BID:

Consider award of bid to JP Excavating, Inc. for the Hela Seegmiller Historic Farm located at the corner of 2450 South and 3000 East.

City Manager Gary Esplin this item was on the last agenda. Staff has been working on this project for a number of years. The property was donated to the City for this concept. It is an exciting project.

Mayor Pike stated that after listening to some comments after the site visit, he recommends that the bid be awarded as proposed, but asks that Kent Perkins work with the designers to eliminate the paved parking since it is a historic farm. They will have to work out some issues regarding drainage as well.

Councilmember Almquist stated the parking lot is line item 60. He looked at the ADA requirements. He believes that line item 74, which is the paved trail, should remain so that those with mobility issues can still use the park.

City Manager Gary Esplin stated that he recommends the improvements along the frontage be paid out of Street Impact Fund. He suggests to put in the entrance at this time and come back with a proposal for improvements.

MOTION: A motion was made by Councilmember Almquist to award the bid to JP Excavating for the Hela Seegmiller Historic Farm with the considerations of the parking lot changes as discussed.
SECOND: The motion was seconded by Councilmember Bowcutt.
VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist - aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

AWARD OF BID:

Consider award of bid to Interstate Rock Products, Inc. for Little Valley Road improvements.

City Manager Gary Esplin advised that the Mayor and Council took the field trip to the Little Valley area last week.

Mayor Pike stated last week was a great chance to see the area. He recommends the bid be awarded with the following notations: install a 4-way stop at Crimson Ridge and Little Valley Road; no parking on Little Valley Road; and to install curb, gutter and sidewalk on the east side. The equestrian trail would be left as dirt.

Councilmember Arial stated that she would like to see improvements made to the existing equestrian trail.

City Manager Gary Esplin clarified that the road width will not change. There will be no parking which will allow to two lanes going each way. All accesses are off other streets.

Councilmember Randall inquired if the speed limit can be lowered from 35 to 30. Little Valley Elementary is a walking/ bicycle school. There will always be kids crossing the road. She would also like to consider a flashing speed sign. Her concern is for the kids the area.

Transportation Services Manager Cameron Cutler stated that a speed study is typically done to determine what speed the majority of the traffic is traveling. The speed limit is set accordingly based on federal highway guidelines.

City Manager Gary Esplin stated that he understands the concern. He suggests putting in the stop signs and then doing the speed study.

Councilmember Hughes commented that even though there is no parking, there is still a 4 foot shoulder with curb and gutter for cyclists.

Councilmember Almquist stated those that live in the agricultural area will eventually funnel onto 3000 East. For those that are casual day drivers, out of courtesy, try to the traffic through funnel to 3000 East. With the construction on Little Valley Road, there is a need to reopen the portion that is closed. Even if it is temporary, there needs to be a 4-way stop at Crimson Ridge.

Councilmember Arial commented that this is a real growing pain for the community. There are a number of good ideas on both sides. This will take cooperation and respect by the citizens. When she tried to stop traffic to allow a student to cross, the mothers in their cars did not stop.

Mayor Pike stated that staff can also look at having a crossing guard at the school.

MOTION: A motion was made by Councilmember Hughes to approve the bid to Interstate Rock Products in the amount of \$740,307 to construct Little Valley Road Improvements with changes outlined tonight that include no parking on Little Valley Road, curb and gutter, the 4-way stop, looking at opening the road during construction and doing the speed study.

SECOND: The motion was seconded by Councilmember Almquist with the comment that the back up material for the request has the incorrect name, it states Interstate Rock Projects, but should be Interstate Rock Products.

Councilmember Bowcutt commented that the discussion listed on the request includes lowering the existing waterline in a section of the roadway. He inquired if that was part of the bid.

Mayor Pike answered that is not part of this bid, that it is being done currently.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist- aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

City Manager Gary Esplin commented about the patience and growth. He stated that with the 3000 East Phases 1 and 2 in addition to the Mall Drive Bridge, the City will spend approximately \$15 million on roads in the current fiscal year particular area. He asks for patience from those living in the area. All of the improvements will be done and in place by the next school year.

PUBLIC HEARING/ZONE CHANGE/ORDINANCE:

Public hearing to consider approval of a zone change from R-1-10 to Planned Development Commercial on 0.66 acres located north of the intersection of River Road and 1450 South Street. Novasource Sunwest, LLC , applicant.

Ray Snyder presented a power point presentation which included the following topics: Jiffy Lube; Introduction; site plan; aerial photo; plat from Washington County Recorder; GIS map; Building Height and Elevations; renderings; 'Conceptual' Cross Section; Engineered - Cross Section 'C'; final-engineered design section. He stated the request is to change the zone from R-1-10 to PDC to construct a Jiffy Lube. Access to the site will be from River Road via a right-in right-out shared driveway with Maverik. The lighting will be photometric dark style lighting which will be provided when the civil engineering plans are submitted to staff for review. This item was discussed for approximately an hour at the

Planning Commission meeting. The main concern of residents is environmental protection. Jiffy Lube's attorney advised mitigations as follows: 1) Only oil is processed (no gasoline) and the viscosity allows for a much easier clean-up (does not migrate in water table); 2) A company called Thermo Fluids picks up the used motor oil on a regular basis. It is taken to be recycled (Las Vegas); 3) There is a water proof concrete vault in the building in which oil drums are stored (double containment); 4) Oil drums have an inlet shut-off valve to contain all oil collected. Typically use 55 gallon drums and the maximum volume ever on site would be 1,500 to 2,000 gallons; 5) There are no underground storage tanks (not like a gas station); 6) If oil is not collected at a business such as Jiffy Lube, many private residents would dispose of oil at landfills and it would not be recycled; 7) UL certified containers are used; 8) Approximately 40 vehicles a day are serviced; about 4 per hour - low traffic impact; 9) Meet all environmental laws in existence; and 10) If there were any release Jiffy Lube acknowledges liability, but motor oil remediation is insignificant (due to viscosity).

Councilmember Hughes stated that he had the opportunity to ask questions. The site will have 1500-2000 gallons of oil at one time. There was a lengthy discussion at the Planning Commission regarding the environmental issues.

Mr. Snyder stated that this project is coming in alone for a zone change, the Maverik site has already been approved for a zone change. Across the street is a much larger commercial project that this would be associated with.

Councilmember Almquist asked about the lighting. His concern that the lighting does not drop straight down. He would like to have the developer clear up what type of lighting will be used.

Mr. Snyder stated that when the photometric plan comes in, it will have that information listed. Staff does not want the light shining on neighbors. Some things cannot be controlled, however, staff can control the lighting.

Shane Smoot stated that with regard to the lighting, the hours of operation are from 8:00 am - 7:00 pm during summer; in the winter they will close at 6:00 pm and will have the lights off. Cars will come into the back of the building for service and will exit through the front.

Councilmember Almquist inquired if there could be a few more trees around the dumpster area. That may go along way for being neighborly.

Mr. Smoot stated that since the Planning Commission meeting, they have had number of discussions with residents and area doing exactly what Councilmember Almquist is suggesting. There will be a 6 foot planting area as well as a hedge with periodic trees. He has shared the plans with the residents. In the early stages, the threat that a quick lube poses to the environment was significantly distorted. The oil, antifreeze and oil filters are recycled. The tenants have been in the industry for 30 years and are very sensitive to the environmental concerns. The chance of anything leaking into the River is extremely remote. He stated that they do accept oil from those that do their own oil changes for recycling.

Councilmember Randall stated that she drives by the site everyday. She inquired how many feet the from north side of the Jiffy Lube will it be to the River.

Mr. Smoot advised that will be approximately 50-70 feet. From an environmental standpoint, motor oil is dramatically different from gasoline. Motor oil is very viscous and pools. After having experience in developing and overseeing hundreds of quick lubes. If there is ever a release, the oil pools right by the tank. The largest container will be 550 gallons, if one ruptures, it is sitting in an 8 foot vault.

Mayor Pike opened the public hearing.

Sharylin Carter, resident, read portions of her email that she sent to each of the Councilmembers. Jiffy Lube is a fine company, however, this location is prone to environmental hazards. Industry standards are being changed and upgraded only when a catastrophe occurs. She would like to see the Jiffy Lube built in another location, perhaps across 1450 East. Additionally, she would like to see the request tabled until there is more awareness. She asked the Councilmembers to think through the guidelines prior to making a decision.

Councilmember Randall asked Ms. Carter if she would be ok with a business such as a hair salon in that location.

Ms. Carter responded that a hair salon has no underground environmental collection. This is a liquefaction zone, the ground turns to liquid and can shift. She believes there are other locations that this business can be, however, Jiffy Lube likes this corner because it is connected to the Maverik. If there are any hesitations from the Councilmembers, to take more time to reconsider and research deeper. No one was guaranteed that this project would sail smoothly through the approval process. Her personal opinion is that there should not be development so close to the River. If it is developed, it should be a business with no potential hazards. St. George is in an earthquake prone area.

Councilmember Hughes asked Ms. Carter if her personal preference is that nothing is developed along the River.

Ms. Carter stated yes, she prefers that no businesses be in that area, especially one that poses a hazard.

Lorri Kocinski-Puchlik, resident, stated that she is very vested in the vision of the St. George community and has served on a number of committees. She asked that the Councilmembers carefully consider the request to determine if the development it is in keeping with the most important vision, value, goals, objectives and put forth in the City's General Plan. She has read the General Plan 4 times and asks that the Councilmembers carefully weigh the opportunity costs and the risks versus rewards. She asked if there are other alternatives that will enhance and compliment the community. A stated objective of the General Plan is to guide development in such a manner that will enhance St. George as an attractive, diverse, convenient and sustainable place to live and visit while preserving the City's unique community character. She believes the Virgin River and the banks of the River are unique and natural resources. What is built there will either provide an opportunity to maintain or enhance this character or detract from it. A car maintenance shop is not unique. All retirees, visitors and students will be disheartened and discouraged to see this type of use within such a close proximity to the River and trail system. A better use of the land would be bike repair shop or a specialty running shoe store. There is a tremendous opportunity lost putting a car maintenance facility on the edge of the river bank. She encouraged the Councilmembers to walk the area and see how close it is to the river bank. She would like to see the right message in that what is built on the banks of the River is important. River banks and trails are significant to the community.

Hal Hickman, resident, read the remainder of Ms. Puchlik's letter. It stated that if a car maintenance facility is built on this area, it would be a scar just as the excavation scar on the black hill is. This is a business friendly community. No promises were made by the City regarding what specific land uses would be approved.

Ms. Puchlik asked the Councilmember to vote no on this request. Additionally, she asked for following conditional use efforts to minimize the impact on the River: consider increasing the distances between buildings or parking services from the river edge, to reduce storm water runoff into the River that can carry pollutants from vehicles, require that storm drain water be diverted away from the River and be detained, require a minimum setback from the riverbank edge to create a small open space buffer zone, and require planting native vegetation that would not require a lot of fertilizer on this parcel.

Ronna Marker, resident, stated that she and her family will be highly affected by the Jiffy Lube. There is a beautiful City trail right behind her house which will be extended on the

other side of the River and will run in front of the Jiffy Lube. The land is designated as commercial, it was meant as a neighborhood commercial center. During the Planning Commission meeting, Commissioner Ron Read indicated that the list of uses for the proposed development needed to be reviewed for the possible negative impact to nearby residential neighborhoods. Building a Jiffy Lube will have a negative impact on their neighborhood and would also change the dynamic of their neighborhood. Novasource's website indicates that they provide innovative growth strategies and specialize services to retail companies, some of which include Del Taco, Fazzoli's and Panda Express. Several companies that would provide walkable value to the neighborhood center. As a spokesperson for the neighborhood that will be most impacted, she asked that the land be developed with neighborhood friendly businesses. Since her bedroom window looks out to the development, she desires a large wall be placed. She asked the Councilmembers to decline this request and suggested a land swap. She would love to have a restaurant go in that area.

Cordell Peterson, resident, stated that he is concerned with not only the Jiffy Lube, but the rip rap going into the river. He explained that any time you put in rip rap, it increases the flow and speed of the River. There is no indication that anyone down the River knows what is going on. He believes FEMA funds are being used to install the rip rap. If that is the case, then federal money is being used to accommodate private businesses. In 2005 the whole area was covered during the flood. It does not make sense to put a building along the River and rip rap to accommodate private enterprise.

City Manager Gary Esplin clarified that was a FEMA project was for the County to deal with erosion control. It was not done to benefit private property owners. All permits were obtained and plans were reviewed. Rip rap is done based upon the 25 year flood elevation. It is done to protect the movement of the River, not to prevent the water from rising above the structure. It does not necessarily increase the flow of the River. Additionally, it protects the utilities and the River Road Bridge from being eroded. Not to promote development by adjacent property owners. An erosion protection barrier keeps the River within the boundaries of erosion protection. The City has an erosion protection plan and requires developers to show how they mitigate their uses to conform to the erosion protection zone.

Councilmember Almquist stated the City learned something from the protections of the regional sewer line. In the 2011 flood there were some issues on how it was constructed. They changed the design from that effort.

Greg Murray, resident, stated his concern is with the traffic flow from any business in that area. Adding any development will make the traffic worse. Additionally, he is worried about the floods that take place in that area. He concurs with the other comments regarding the unsightliness of the building.

Dorothy Engleman, resident, stated she is also concerned with the rip rap. The General Plan states that the City will not channelize the River. She also encouraged the Councilmembers to allow for more time for continued studies in this area. This is too valuable and sensitive of an area with number of concerns that have been raised without taking additional time.

Hal Hickman stated that he can see the development from his home. Using Google Map, he followed the Virgin River down to Lake Mead, looking closely at the River bed. This River is one of the few rivers that does not have a dam. In no location on the River was there construction of an oil based business. The closest that comes to it is at Quail Lake. His concern is the aesthetics of the beautiful river. The Mall Drive Bridge is being built early so that it would not interfere with the endangered species in the River. Allowing the oil based businesses to be in that area opens the door to ruining this river. He urged the Councilmembers to think about their decision. Jiffy Lube can go somewhere else in the City, not at this location.

Councilmember Hughes, stated that his philosophy is to honor property rights and to promote commerce and smart growth. He asked Mr. Hickman how he feels about property rights.

Mr. Hickman stated he is all for property rights. Those in this valley have tried to protect our rivers. Those people that have ground next to the rivers are sensitive to the rivers. Anyone who owns a property should build what they think is proper. They have to look at the right of others as well as the environment. Everyone has the right to develop per the City's Master Plan. It is a difficult task to balance property rights against intrusion into quality of this city.

Mayor Pike closed the public hearing.

Councilmember Bowcutt inquired if Novasource was planning on having a basement.

Mr. Smoot advised there will be a pit area directly below the bay, which is a 10 inch concrete vault, where storage will be kept. He appreciates and respects what has been said. He stated that he has never suggested the City has made a promise. This project is not a conditional use. He feels it is important to note that they have invested approximately \$500,000 into this project, much of which was for moving utilities. Contributing to the work that has been done on the river. This is a light use when it comes to traffic, other businesses such as a restaurant, would have a much higher impact on traffic. He has identified about 6 other gas or oil uses along the rivers in St. George. He explained that the Walmart, which is right on the banks of the River, performs many more uses than a quick lube does.

Councilmember Almquist asked Mr. Smoot if the parcel east of the Maverik was considered.

Mr. Smoot replied that they could not afford that property as a quick lube is intended to be a lower cost convenient preventative maintenance type use. There are going to be approximately nine parking stalls.

Councilmember Randall stated that this is difficult for her. Living near the property, she is disappointed that this area can be developed, however, she agrees with private property rights. Additionally, she is concerned with how customers are going to turn into the driveway as well as anything being built so close to the River.

City Manager Gary Esplin stated that he recognizes there are traffic issues on 1450 South. Staff has been looking into what can be done to alleviate some of the issues.

Councilmember Almquist stated that he too lives in that area, and has seen the area change dramatically because of the floods. He was hoping that the Jiffy Lube would be on the east side of the Maverik. If the developer can increase the landscaping along the River, he believes they can almost make the building disappear.

Councilmember Hughes inquired if there are any guidelines on how close a development can be to the River.

City Manager Gary Esplin advised that FEMA provides insurance to homes. A structure cannot be built in the flood way. There is room for one additional building to the east. Additionally, there will be a trail head that will go east. The general plan does state that the City wants to protect the River. The City has been very active in trying to protect the River and has purchased every available right-of-way that becomes available in the flood way. In addition, the City owns almost all of the flood way properties. Per City ordinance, those that own property in a 100 flood plain zone have the right to develop if they elevate their building outside of the 100 year flood plain. The City has not guaranteed permits of any sort. It took years for the Maverik developers to get their permit. They have the right to develop in the 100 year flood plain, the question is what to allow. The parcel is currently zoned residential. The general plan states that the best use for this area is commercial. Vision Dixie would promote this type of business rather than having to drive across town for these types of services.

Councilmember Hughes stated that you cannot argue that this would not be convenient or diverse. Whether this will be attractive is the question.

Mr. Puchlik stated that there should be something that is unique. She believes the Council has to look at the risk versus reward and cost versus convenience.

Mayor Pike advised that the public hearing is closed.

Councilmember Hughes advised that all of the Councilmembers are very conscience of property rights. This is a tough issue for him. Although he gets upset with some of the environmental issues that have to be faced with regard to the River, he has a deep respect for the natural surroundings of the River. If a buffer zone is required, he asked where should that buffer zone be.

MOTION: A motion was made by Councilmember Almquist to approve the zone change from R-1-10 to Planned Development Commercial on .66 acres located north of the intersection of River Road and 1450 South Street.
SECOND: The motion was seconded by Councilmember Hughes adding that the wire strip be included in the landscaping as discussed.

City Attorney Shawn Guzman advised this is a PD zone and there are no drawings for the public to see at this time, however, they were included in the power point presentation. He stated that approving this request would also approve the elevation and colors that were submitted. Additionally, he explained that Mrs. Marker has spoken with the developer regarding the changes to the landscaping. He does not know if the plans shown tonight reflect those changes.

Mrs. Marker stated that she and the developer are still discussing what would be installed.

Mr. Smoot advised that he will work with the residents.

Councilmember Almquist amended his motion to include that the developer submit a plan for staff to review.

Councilmember Hughes stated that he agrees with Councilmember Almquist's amendment.

VOTE: Mayor Pike called for a roll vote, as follows:

Councilmember Almquist- aye
Councilmember Hughes - aye
Councilmember Randall - nay
Councilmember Bowcutt - aye
Councilmember Arial - nay

The motion carried.

**PUBLIC HEARING/AMEND CITY GENERAL PLAN LAND USE MAP/ORDINANCE:
Public hearing to consider a request to amend the City General Plan Land Use Map by changing the land use designation from Medium Density Residential to High Density Residential on 5.71 acres located at approximately 1151 South Plantations Drive. David Nasal, applicant.**

Bob Nicholson presented a power point presentation which covered the following topics: photos of the property and adjacent properties. The property is located with the Green Valley Resort area fronting on Plantation Drive and bounded on the north by the Cottages South development, and on the south by the Trendwest resort rental development. The applicant is proposing approximately 14 dwelling units per acre. Plantations Drive is planned to be a 4 lane arterial street with a 90 foot right-of-way connecting to south Dixie Drive. The proposed project with 78 units will likely be used as second homes/vacation rental units by many of the owners. The long range plan is to connect Plantations Drive to

Dixie Drive as well as to complete the realignment of Canyon View Drive to Dixie Drive. Planning Commission recommends approval.

Councilmember Randall inquired when Plantations Drive is expected to be connected to Dixie Drive.

City Manager Gary Esplin advised the master plan for transportation states that is a viable link. He stated that the only people that would use that is would be as a development occurs in that area. Not all of the property has been annexed into the City. He believes it may connect in approximately 5 years. The majority of the traffic is currently on Canyon View Drive.

Mr. Nicholson stated that he has received a letter in opposition from The Lakes development.

City Manager Gary Esplin stated that Plantations Drive is near the Tonaquint Business Park.

Councilmember Almquist inquired when the detailed plans will be available for review.

Dave Nasal, applicant, stated that more specific drawings will be available in March. One of the items mentioned at the Planning Commission was density. They are looking to have 76 units. They met with the HOA for The Cottages, regarding some of their concerns and have been able to incorporate some of their recommendations. This project is a project similar to Trendwest. The units will be sold individually.

Mayor Pike opened the public hearing.

Mark Tippen, representative for The Lakes development, stated that he sent a letter in opposition. They are opposing this request because when their general plan was approved, a development across the street was zoned for high density. At that time, The Cottages requested they lower their density to medium density, which they did.

Mayor Pike closed the public hearing.

MOTION: A motion was made by Councilmember Randall to approve amending the General Plan Land Use from Medium Density Residential to High Density Residential.

SECOND: The motion was seconded by Councilmember Bowcutt.

VOTE: Mayor Pike called for a roll call vote, as follows:

Councilmember Almquist - aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

FEE WAIVER:

Consider approval of a request for a fee waiver for the use of Tonaquint Park. Christina Hopkinson, applicant.

Christina Hopkinson, applicant and coordinator for the Southern Utah MS Walk event, requested the fees be waived for the use of Tonaquint Park.

MOTION: A motion was made by Councilmember Almquist to approve the fee waiver for the use of Tonaquint Park for the Southern Utah MS Walk event.

SECOND: The motion was seconded by Councilmember Hughes.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist- aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

Councilmember Bowcutt stepped out.

FEE WAIVER AND ROAD CLOSURE:

Consider approval of a request for a road closure of 200 South Street from 300 East to 400 East as well as a fee waiver request for the use of Vernon Worthen Park. Sue Ann Judd, applicant.

Sue Ann Judd, applicant, stated there is a direct need for people to get treated for substance abuse. The event will be .5K family walk/run that will be held on March 22, 2014 and will benefit the Recovery Outreach program. She explained that the request is to close 200 South from 300 East to 400 East and that the fees be waived for the use of Vernon Worthen Park from 11:00 a.m. to 1:00 p.m. They will cover the cost of the road closure.

Councilmember Bowcutt returned.

MOTION: A motion was made by Councilmember Arial to approve the request.
SECOND: The motion was seconded by Councilmember Almquist.
VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist- aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

ON PREMISE BEER LICENSE AND LOCAL CONSENT:

Consider approval of an on premise beer license and local consent for Roy's Pizza and Pasta located at 1013 East and 700 South. Roy Crouch, applicant.

City Manager Gary Esplin stated this new restaurant is located on 700 South where Basila's was previously. Although there is a new owner, this is not an additional license.

Nolan Crouch, representative, stated that his father, Roy Crouch, has been in business for 28 Years. Their request is to offer beer with the pizza they will be serving.

MOTION: A motion was made by Councilmember Randall to approve the on premise beer license and local consent for Roy's Pizza and Pasta.
SECOND: The motion was seconded by Councilmember Arial.
VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist- aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

ON PREMISE AND LOCAL CONSENT:

Consider approval of an on premise liquor license and local consent for the Hilton Garden Inn located at 1731 South Convention Center Drive. Jim Burgess, applicant.

City Manager Gary Esplin advised that ownership has changed for the Hilton Garden Inn. Although there has not been an opportunity to do the reference check, since the new owners have other licenses in the City, he believes there will be no issues.

Joe Burgess, representative, stated Jim Burgess is the managing member of the LC. He explained that they are taking over ownership on Tuesday and are requesting 3 local consents: 1) on premise beer license; 2) private club license and 3) banquet hall beer license. The restaurant will not sell alcohol..

City Manager Gary Esplin stated that the licenses requested are the same existing licenses as the previous owners.

MOTION: A motion was made by Councilmember Arial to approve the licenses for the Hilton Garden Inn subject to the reference check.

SECOND: The motion was seconded by Councilmember Almquist.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist- aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

City Attorney Shawn Guzman clarified that the club license is a special license that applies only to hotels that meet certain requirements.

LIMITED SERVICE RESTAURANT LIQUOR LICENSE AND LOCAL CONSENT:

Consider approval of a limited service restaurant liquor license and local consent for the Inn on the Cliff, LLC located at 511 South Airport Road. Thomas Heers, applicant.

City Manager Gary Esplin advised this request is for a restaurant liquor license and local consent for the Inn on the Cliff, formerly the Rococo's.

Andrew Heers, General Manager, stated that they are excited to be open.

MOTION: A motion was made by Councilmember Arial to approve to approve the restaurant liquor license and local consent.

SECOND: The motion was seconded by Councilmember Bowcutt.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist- aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

OFF PREMISE BEER LICENSE:

Consider approval of an off premise beer license for Maverik located at 1450 South and 1349 East. John Hillam, applicant.

City Manager Gary Esplin advised the request is for an off premise beer license for the new Maverik located at 1450 South and 1349 East. The reference checks will be approved and the license will be a new license.

John Hillam, applicant, stated that they operate several Maverik's in the area. He explained that they do quite a bit of training with their employees. When employees log in for the day, they have to answer a question that asks if they understand the rules for selling beer on their premises.

MOTION: A motion was made by Councilmember Bowcutt to approve the off premise beer license for Maverik on 1450 South and River Road.

SECOND: The motion was seconded by Councilmember Hughes.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist- aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

SET PUBLIC HEARING:

Ray Snyder advised that the Planning Commission, at its meeting held February 11, 2014, recommended that public hearings be scheduled on March 6, 2014 to consider a request to amend the City General Plan Land Use Map by changing the land use designation from Business Park and Professional Office to Commercial and High Density Residential on approximately 47.5 acres located generally between Riverside Drive and Virgin River at approximately 2200 East. The applicant is Wadman Corporation.

MOTION: A motion was made by Councilmember Hughes set the public hearing for March 6, 2014.

SECOND: The motion was seconded by Councilmember Arial.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist- aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

FINAL PLATS:

Wes Jenkins presented the final plat for Avallon at Meadowood Phase 4, a 20 lot residential subdivision located at approximately 1550 West and 50 South, zoning is R-1-7; Meadow Park Phase 3, a 7 lot residential subdivision located at approximately 2240 East and Crimson Ridge Drive, zoning is R-1-10 and RE-12.5; The Flats at South Pointe Phase 3, a 65 lot residential subdivision located at approximately 2800 East and 450 North, zoning is R-3; Riverstone Subdivision Phase 3, a 12 lot residential subdivision located at approximately 890 West and 4050 South, zoning is R-1-10.

City Manager Gary Esplin advised with regard to Riverstone Subdivision Phase 2, there was an \$85,000 lien because of the sewer line, however, it has been paid.

Wes Jenkins presented the final plats amendments for Bloomington Ranches No. 5 and Bloomington Ranches No.3. This request is to merge Lot 1 and Lot 2 of Bloomington Ranches No. 5 along with the southerly portion of Lot 91 of Bloomington Ranches No. 3 into one large lot. Zoning is R-1-10 and OS.

MOTION: A motion was made by Councilmember Almquist to approve the final plats and authorize the Mayor to sign them.

SECOND: The motion was seconded by Councilmember Bowcutt.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist- aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

EASEMENT VACATION:

Wes Jenkins presented the request for an easement vacation located in the old alignment of 1450 South and River Road. Because of the Maverik and Jiffy Lube sites, the utility lines within this easement have been relocated to match the layout.

MOTION: A motion was made by Councilmember Hughes to approve easement vacation

SECOND: The motion was seconded by Councilmember Randall.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist- aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

PRELIMINARY PLAT:

Wes Jenkins presented the preliminary plat for Sun River Phases 44-47, a 93 lot residential subdivision located on the southeasterly corner of Pearl Vista Drive and Angle Arch Drive. Density is as follows: Phase 44 is 3.26 dwelling units per acre, Phase 45 is 24 dwelling units per acre, Phase 46 is 26 dwelling units per acre and Phase 47 is 1.67 dwelling units per acre. Zoning is PD-R. The General Plan shows this area as low density and high density residential. The interior roads will be private streets, while the two exterior roads are public roadways that have already been improved. Because there is approximately 76 feet of elevation change across the property, the developer is proposing rock walls between lots to account for this elevation change.

MOTION: A motion was made by Councilmember Almquist to approve the preliminary plat for Sun River Phases 44-47 as presented.

SECOND: The motion was seconded by Councilmember Arial.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist- aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

PRELIMINARY PLAT:

Wes Jenkins presented the preliminary plat for Valderra Residences, formally known as Valderra Estates, a 5 lot subdivision located in the Ledges, on the west side of State Route 18. Density is 1.39 dwelling units per acre, zoning is PD-RES. The original Planned Development Master Plan for the Ledges development was approved for 20 lots, however the number of lots has reduced to 14.

MOTION: A motion was made by Councilmember Bowcutt to approve the preliminary plat for Valderra Residences..

SECOND: The motion was seconded by Councilmember Almquist.
VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist- aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

PRELIMINARY PLAT:

Wes Jenkins presented the preliminary plat for Pine Park Estates, a 24 lot residential subdivision located at Little Valley Road and approximately 3000 South and east of the existing City softball fields at the Fields at Little Valley. Density is 2.61 dwelling units per acre, zoning is RE-12.5. The developer is proposing double fronting lots along Little Valley Road, therefore, a 10 foot landscape strip and a 6 foot privacy wall will be required. There is a stub road near Meadow Valley Estates Phase 4, that the developer is proposing to deed to the City to own and maintain the landscape strip. Staff proposes having an agreement with the developer for them to pay the cost to maintain the landscape strip over a 10 year period, which has been done in the past. Additionally, there will be a 20 foot walkway from the subdivision to the softball complex.

City Manager Gary Esplin stated that the plat should have a note that states the subdivision is adjacent to the softball fields.

MOTION: A motion was made by Councilmember Randall to approve the preliminary plat for Pine Park Estates.

SECOND: The motion was seconded by Councilmember Hughes.
VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist- aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

Mayor Pike advised the plat should be noted that it is adjacent to the softball field.

PRELIMINARY PLAT:

Wes Jenkins presented the preliminary plat for the Hughes Subdivision, a 22 lot residential subdivision located along 2160 East and north of 2450 South. Density is 3.14 dwelling units per acre, zoning is R-1-10. A zone change for this property was previously approved.

Councilmember Hughes stepped out due to a potential conflict.

Mr. Jenkins stated that water and sewer have been installed on portions of the subdivision. There is a 1,300 foot cul-de-sac that is being proposed, which staff feels is ok. Staff is concerned with the water pressure and quality. The Water Services Department stated that they will have to find an easement near the Gray Stone Subdivision and tie into the existing water line to provide a loop.

City Attorney Shawn Guzman stated that this is a unique situation. If the Master Planned roadway had gone through, there would not be that long cul-de-sac. There is no other way to develop the property because of the elevation change. In regards to the water issue, staff will need to continue to work with the Water Department.

City Manager Gary Esplin advised that since this is a preliminary plat, the water issues will have to be addressed as part of the development of the property

Councilmember Bowcutt inquired if there is already a problem with water pressure, how will the loop help.

Mr. Jenkins stated that the looping should help the water pressure in the area.

MOTION: A motion was made by Councilmember Bowcutt to approve the preliminary plat for the Hughes Subdivision subject to getting the easement to the Gray Stone Area.

SECOND: The motion was seconded by Councilmember Arial.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist- aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

Councilmember Hughes returned.

PRELIMINARY PLAT:

Wes Jenkins presented the preliminary plat for Oakwood Estates, a 88 lot residential subdivision located at approximately 3150 South 3000 East on 26.94 acres. Density is 3.2 dwelling units per acre, zoning is R-1-10. There will be double fronting lots along 3000 East. The developer is proposing lot size averaging with 49 of the lots meeting or exceeding the required square footage for a lot in an R-1-10 zone. Additionally, the developer is proposing a temporary detention basin on lot 88 until downstream storm drain facilities have been installed.

MOTION: A motion was made by Councilmember Randall to approve the preliminary plat.

SECOND: The motion was seconded by Councilmember Almquist.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist- aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

PRELIMINARY PLAT:

Wes Jenkins presented the preliminary plat for Acoma Subdivision, a 142 lot residential subdivision located on the east side of SR-18 adjacent to the existing roundabout and south of hole 9 of the Ledges Golf Course. Zoning is PD. The master plan that was approved in December 2007, shows this area having 203 units over 31.5 acres, which is a density of 6.4 dwelling units per acres has reduced to 5.12. The developer is proposing private streets for the interior streets and to do pads with common areas and a limited common area. There will be an HOA that will maintain the common and limited common areas within the subdivision. Additionally, the subdivision will have areas for visitors to park to avoid parking along the street.

MOTION: A motion was made by Councilmember Almquist to approve the preliminary plat.

SECOND: The motion was seconded by Councilmember Hughes.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist- aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

PUBLIC COMMENT/SALE OF CITY OWNED PROPERTY:

Take public comment on the sale of approximately 4 acres of City owned property located on 270 East Street adjacent to the Dixie Center.

City Manager Gary Esplin advised that under Utah law, if a city decides to sell property of a certain value, they are required to take public comment. After public comment, the City Council needs to declare that the property surplus in order for it to be sold. He explained that an RFP was advertised to build a hotel on the property which is approximately 4 acres.

Mayor Pike inquired if anyone in the audience would like to comment. He stated that the property is located behind the Dixie Center.

City Attorney Shawn Guzman advised there is no need for action, there is simply a requirement to hear public comment.

City Manager Gary Esplin stated that the minimum bid amount for the property is \$12 per square foot.

MOTION: A motion was made by Councilmember Hughes to declare this property public surplus and that the minimum amount be set at \$12 per square foot.
SECOND: The motion was seconded by Councilmember Almquist.
VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist- aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

ADJOURN TO CLOSED SESSION:

MOTION: A motion was made by Councilmember Hughes adjourn to a closed to discuss property purchase and potential litigation.
SECOND: The motion was seconded by Councilmember Randall.
VOTE: Mayor Pike called for a roll call vote, as follows:

Councilmember Almquist- aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

RECONVENE AND ADJOURN:

MOTION: A motion was made by Councilmember Hughes to reconvene and adjourn.
SECOND: The motion was seconded by Councilmember Randall.
VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist- aye
Councilmember Hughes - aye
Councilmember Randall - aye

St. George City Council Minutes
February 20, 2014
Page Eighteen

Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

Christina Fernandez, City Recorder

DRAFTAgenda Item Number : **1A**

Request For Council Action

Date Submitted 2014-02-11 10:04:48**Applicant** Philip Peterson**Quick Title** January financial report**Subject** January financial report**Discussion** We continue to be successful in growing revenues and maintaining expenditures at budget levels.**Cost** \$0.00**City Manager Recommendation** Still going in the right direction with more than half of the budget year past.**Action Taken****Requested by** Philip Peterson**File Attachments** JANUARY 2014.pdf**Approved by Legal Department?****Approved in Budget?** **Amount:****Additional Comments****Attachments** JANUARY 2014.pdf



MONTHLY FINANCIAL REPORT

SEVEN MONTHS ENDED

JANUARY 31, 2014

CITY OF ST. GEORGE, UT
MONTHLY FINANCIAL REPORT
SEVEN MONTHS ENDED JANUARY 31, 2014

FINANCE DIRECTOR'S COMMENTS:

The attached report represents activity in the various city funds for the seven months ended January 31, 2014. This period represents 58.33% of the fiscal year.

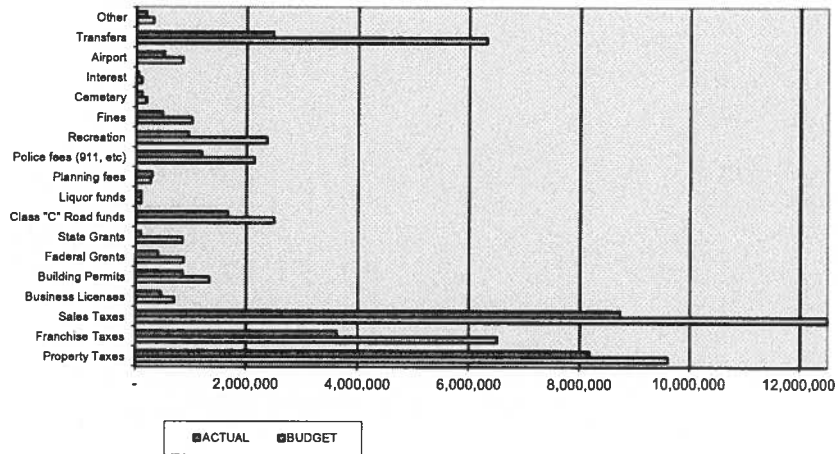
The January property taxes were sufficient to bring the YTD revenues to where they are basically equal with what we had last year through January. They also brought us to 95% of budget so I am confident that this revenue source will meet or possibly exceed our budget projections. If in the remaining five months we receive what we did last year, we will be right on budget for current taxes; slightly below fees assessed projections; and be slightly below last year's delinquent collections.

- 1) General Fund revenues are at 60% of budget. This is slightly behind last year when we were at 62.5% of budgeted revenues. However, this is not significant enough to worry about in my mind.
 - a) Sales taxes are up just over 6.27% compared to a year ago.
 - b) Building permit fees are up 6.01% compared to a year ago.
 - c) Planning fees are up over 76.54% compared to a year ago.
 - d) The only that are revenues behind last year at this time are airport slightly at approximately 97% and other revenues at approximately 75%.
- 2) The attached revenue comparison schedule is good to give a quick review of how revenues are trending in comparison with the prior fiscal year.
- 3) Expenditures are at 49.89% of budget. The attached expenditure status report shows the various departments of the General Fund and their percentage of budget used thru January. While some areas may show above ytd percentages, this is not unusual for most of those items (ie: marathon, swimming pool) as they have most of their expenditures during the first part of the fiscal year.
- 4) The December financial reports for Water and Energy Services are attached to this report and do show comparisons with the last fiscal year through the same period. The Energy Services report does show how the revenue and net revenue per KWH are both down in comparison with the prior fiscal year.
- 5) The City Treasurer's January investment report is attached.

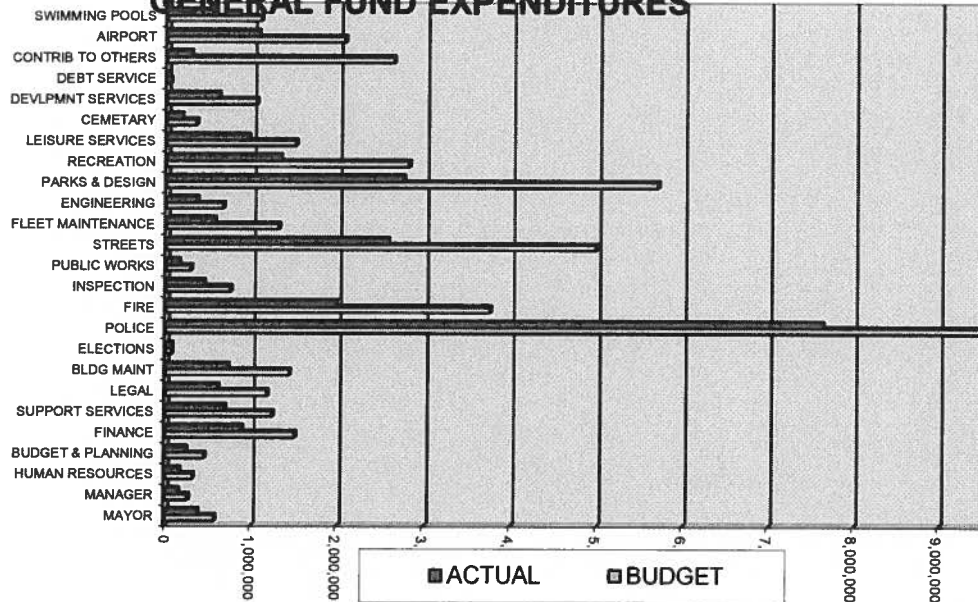
If there are any questions, comments, or concerns, please feel free to contact me at any time at any of the following: Philip.peterson@sgcity.org; 627-4701; or cell at 703-0874.

CITY OF ST. GEORGE, UT
MONTHLY FINANCIAL REPORTS - BUDGET VS ACTUAL
01/31/2014

GENERAL FUND REVENUES

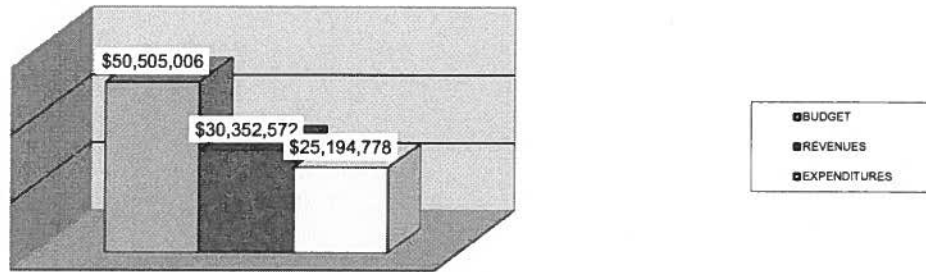


GENERAL FUND EXPENDITURES

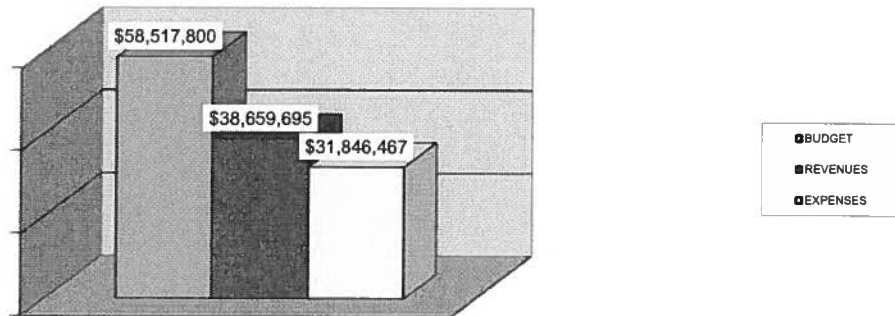


CITY OF ST. GEORGE, UT
MONTHLY FINANCIAL REPORTS - BUDGET VS ACTUAL
01/31/2014

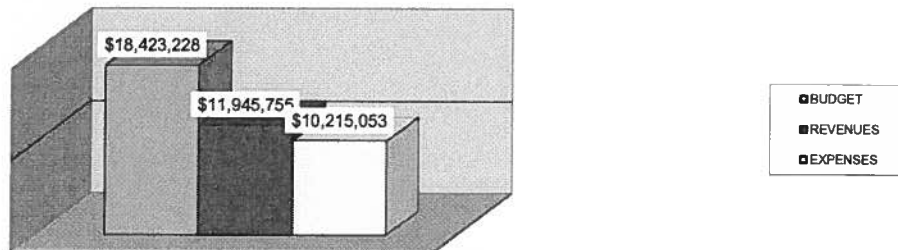
GENERAL FUND



ELECTRIC UTILITY

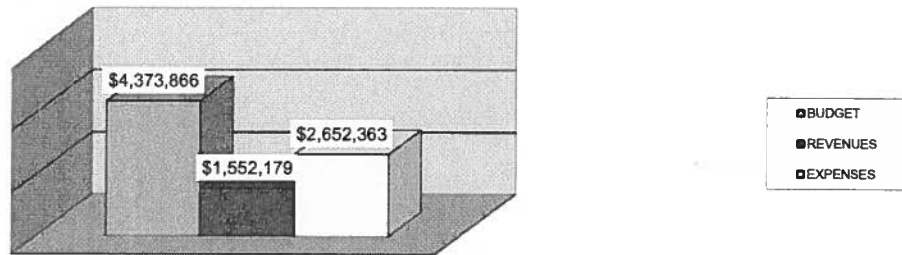


WATER UTILITY

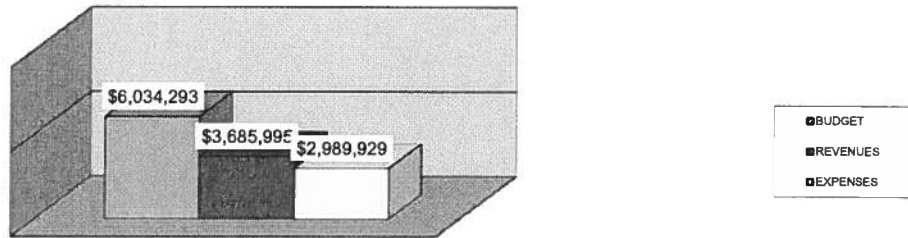


CITY OF ST. GEORGE, UT
MONTHLY FINANCIAL REPORTS - BUDGET VS ACTUAL
01/31/2014

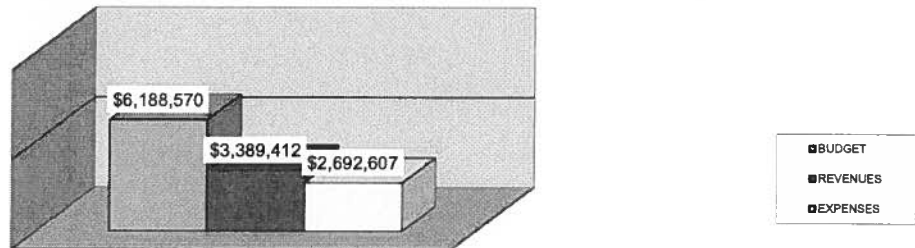
GOLF FUND



WASTEWATER COLLECTION (includes impact)

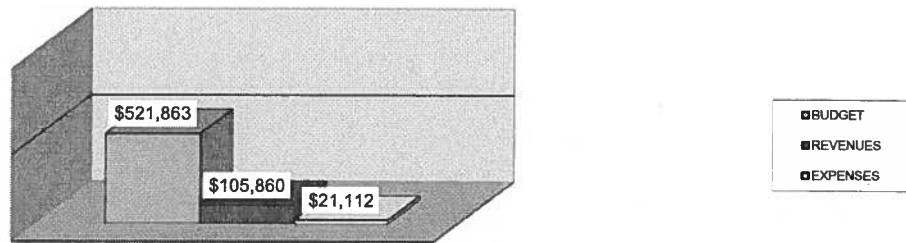


WASTEWATER TREATMENT (includes impact)

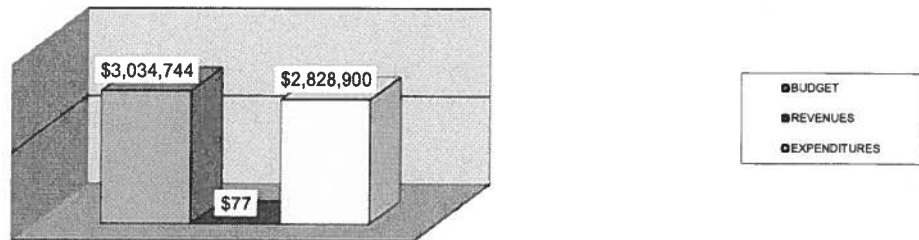


CITY OF ST. GEORGE, UT
MONTHLY FINANCIAL REPORTS - BUDGET VS ACTUAL
01/31/2014

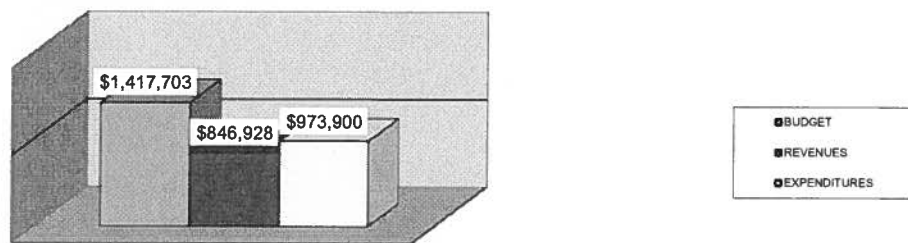
CDBG BLOCK GRANT FUND



SALES TAX BOND CAP. PROJECT FUND

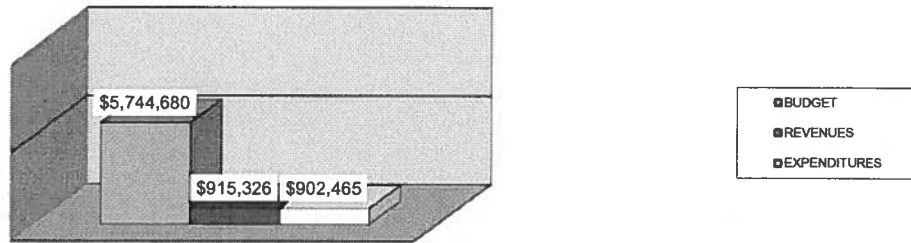


DIXIE CENTER OPERATIONS

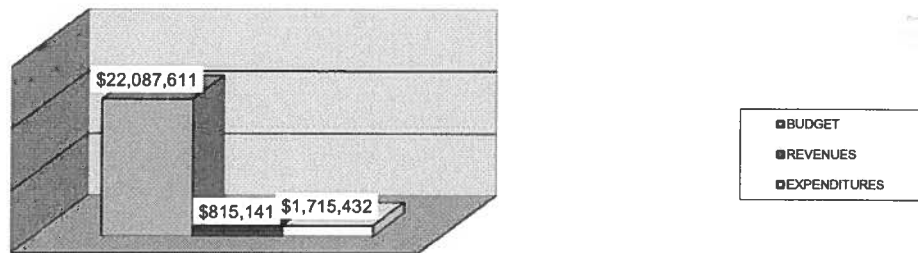


CITY OF ST. GEORGE, UT
MONTHLY FINANCIAL REPORTS - BUDGET VS ACTUAL
01/31/2014

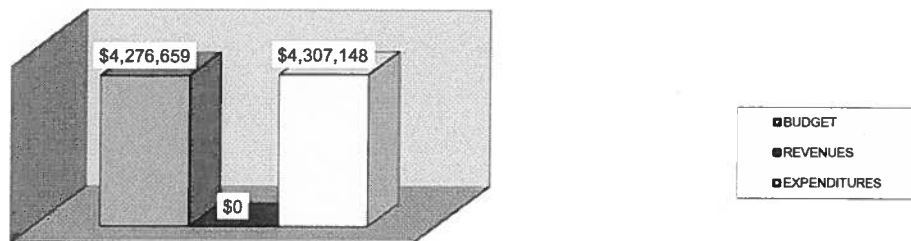
CAPITAL EQUIPMENT FUND



PUBLIC WORKS CAP. PROJ. FUND

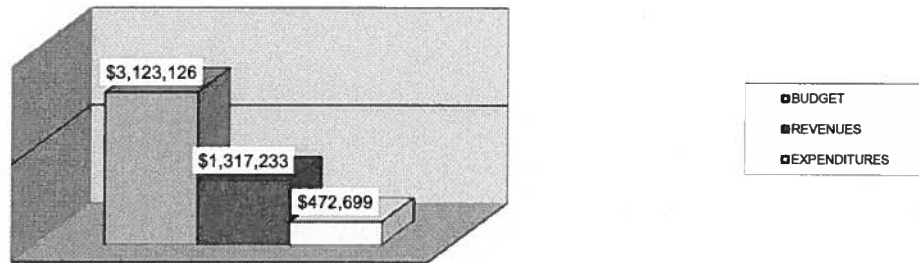


REPLACEMENT AIRPORT FUND

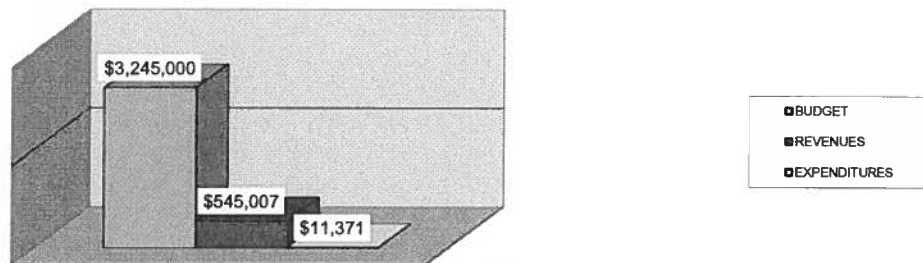


CITY OF ST. GEORGE, UT
MONTHLY FINANCIAL REPORTS - BUDGET VS ACTUAL
01/31/2014

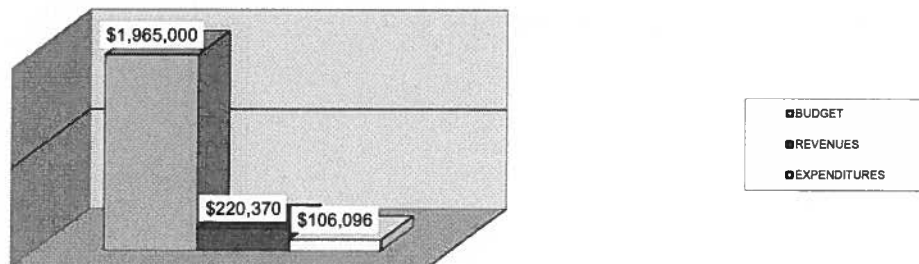
PARK IMPACT FUND



STREET IMPACT FUND

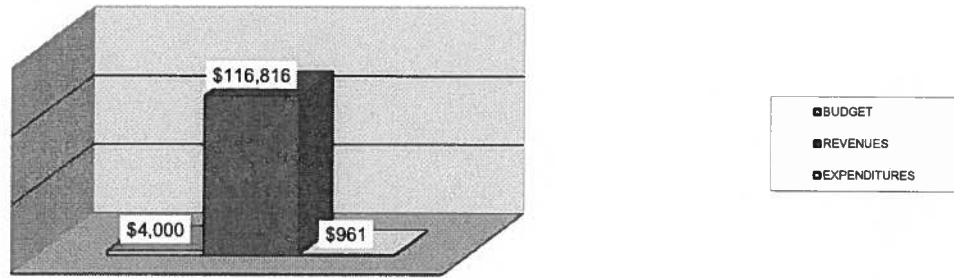


DRAINAGE IMPACT FUND

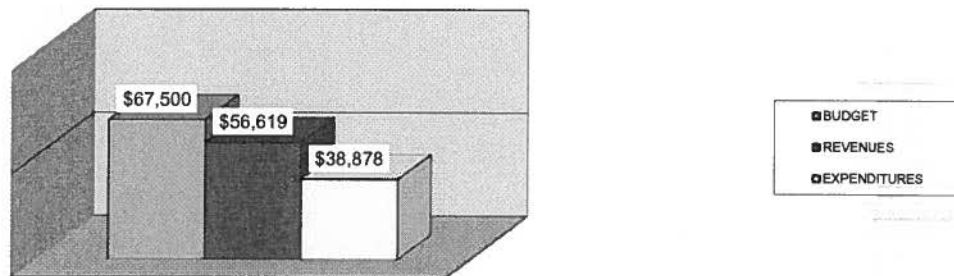


CITY OF ST. GEORGE, UT
MONTHLY FINANCIAL REPORTS - BUDGET VS ACTUAL
01/31/2014

FIRE IMPACT FUND

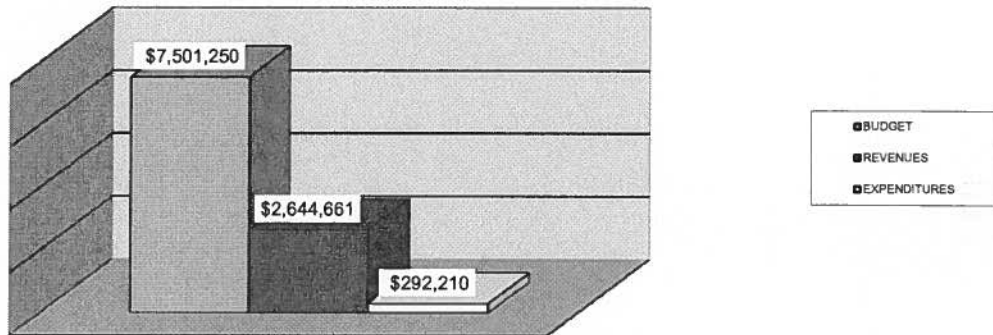


POLICE IMPACT FUND

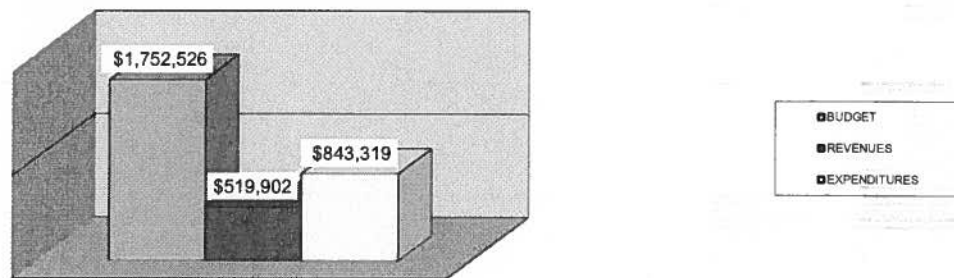


CITY OF ST. GEORGE, UT
MONTHLY FINANCIAL REPORTS - BUDGET VS ACTUAL
01/31/2014

TRANSPORTATION IMPRV. FUND



SUNTRAN TRANSIT FUND



CITY OF ST. GEORGE, UT
REVENUE COMPARISONS
SEVEN MONTHS ENDED JANUARY 31, 2014

GENERAL FUND:	FYE JULY 2014	FYE JULY 2013	FY2014 as a % of FY 2013
Property Taxes	8,172,502	8,190,926	99.78%
Franchise Taxes	3,627,746	3,615,196	100.35%
Sales Taxes	8,722,991	8,208,027	106.27%
Business Licenses	457,815	411,935	111.14%
Building Permits	862,468	813,601	106.01%
Federal Grants	405,365	86,756	467.25%
State Grants	90,225	23,710	380.54%
Class "C" Road funds	1,670,714	1,596,042	104.68%
Liquor funds	102,183	98,169	104.09%
Planning fees	298,170	168,899	176.54%
Police fees (911, etc)	1,191,284	1,120,528	106.31%
Recreation	957,329	873,590	109.59%
Fines	478,480	473,818	100.98%
Cemetery	102,695	94,735	108.40%
Interest	41,862	31,255	133.94%
Airport	502,027	517,888	96.94%
Transfers	2,476,833	2,237,667	110.69%
Other	191,882	256,103	74.92%
	30,352,572	28,818,845	105.32%
DIXIE CENTER OPERATIONS			
Total Revenues	846,928	834,338	101.51%
CDBG BLOCK GRANT FUND			
Total Revenues	\$105,860	\$54,223	195.23%
PARK IMPACT FUND			
Total Revenues	\$1,317,233	\$878,128	150.00%
STREET IMPACT FUND			
Total Revenues	\$545,007	\$567,845	95.98%
DRAINAGE IMPACT FUND			
Total Revenues	\$220,370	\$282,384	78.04%
FIRE DEPT IMPACT FUND			
Total Revenues	\$116,816	\$129,694	90.07%
POLICE DEPT IMPACT FUND			
Total Revenues	\$56,619	\$42,323	133.78%
WATER UTILITY FUND (w/ impact fees)			
Total Revenues	\$11,945,755	\$12,154,164	98.29%
WASTEWATER COLLECTION (w/impact fees)			
Total Revenues	\$3,685,995	\$3,476,024	106.04%
ELECTRIC UTILITY (w/impact fees)			
Total Revenues	\$38,659,695	\$35,492,158	108.92%
GOLF COURSE FUND			
Total Revenues	\$1,552,179	\$1,498,288	103.60%
REGIONAL WASTEWATER (w/impact fees)			
Total Revenues	\$3,389,412	\$2,885,215	117.48%
SUNTRAN TRANSIT FUND			
Total Revenues	\$519,902	\$432,987	120.07%
TRANS. IMPROV. FUND			
Total Revenues	\$2,644,661	\$2,438,729	108.44%
REPLMNT AIRPORT FUND			
Total Revenues	\$0	\$0	#DIV/0!

CITY OF ST. GEORGE, UT
GENERAL FUND REVENUES
SEVEN MONTHS ENDED JANUARY 31, 2014

REVENUE SOURCE	ADJUSTED BUDGET	ACTUAL THRU JAN 31 2014	PCT RECEIVED
CURRENT PROPERTY TAXES	8,000,000.00	7,607,802.48	95.10%
FEES ASSESSED	1,200,000.00	439,020.30	36.59%
FRANCHISE TAXES	6,500,000.00	3,627,745.65	55.81%
DELINQUENT TAXES	400,000.00	125,678.74	31.42%
GENERAL SALES TAXES	14,500,000.00	8,722,991.06	60.16%
BUSINESS LICENSES	550,000.00	381,460.00	69.36%
LICENSE FEES - RENTAL ORDINANCE	150,000.00	72,475.00	48.32%
ELECTION FILING FEES			
TRUCK-N-GO PERMITS	3,500.00	3,880.00	110.86%
BUILDING PERMITS	1,300,000.00	851,342.38	65.49%
DOG LICENSES	32,000.00	11,126.00	34.77%
FEDERAL GRANTS	872,310.00	405,364.57	46.47%
STATE GRANTS	861,876.00	90,225.30	10.47%
CLASS C ROAD ALLOTTMENT	2,500,000.00	1,670,714.06	66.83%
LIQUOR FUND ALLOTTMENT	100,000.00	102,183.34	102.18%
RESOURCE OFFICER CONTRIB.	558,817.00	279,408.50	50.00%
PLANNING FEES	250,000.00	279,064.63	111.63%
AIR QUALITY FEES	15,000.00	19,105.00	127.37%
SPECIAL POLICE SERVICES	50,000.00	36,989.02	73.98%
E-911 SERVICES	900,000.00	557,174.73	61.91%
OTHER CITIES DISPATCH FEES	631,690.00	315,842.78	50.00%
POLICE TRAINING CLASSES	2,000.00	1,869.41	93.47%
REVERSE 911 REIMBURSEMENTS			
MUSEUM DONATIONS	1,000.00	669.35	66.94%
MUSEUM ADMISSION FEES	8,500.00	5,771.53	67.90%
NJCAA TOURNAMENT			
COMMUNITY ARTS BLDG RENTALS	5,500.00	-964.46	-17.54%
OPERA HOUSE PERFORMANCES	4,800.00		0.00%
TRIPAX PASS SALES		7,902.32	#DIV/0!
WALKING TOUR REVENUES	3,500.00	1,917.17	54.78%
SOCIAL HALL RENTALS	13,000.00	9,585.00	73.73%
EXHIBITS - COLLECTIONS	7,500.00	4,429.15	59.06%
NATURE CENTER	34,000.00	8,796.25	25.87%
AQUATIC CENTER	360,000.00	159,574.34	44.33%
YOUTH SPORTS	56,300.00	43,325.12	76.95%
ADULT SPORTS	47,000.00	15,985.00	34.01%
RACES	290,000.00	209,080.41	72.10%
SOFTBALL LEAGUES	390,000.00	161,596.87	41.44%
NON-FOOD CONCESSIONS			
ARTS FAIR REVENUE	33,830.00	5,589.15	16.52%

SPECIAL COMMUNITY EVENTS	2,400.00	1,431.00	59.63%
SWIMMING POOL FEES	118,000.00	45,764.03	38.78%
RECREATION FEES	10,000.00	22,101.05	221.01%
RECREATION CENTER FEES	143,000.00	64,514.42	45.11%
OPERA HOUSE RENTALS	6,000.00	3,875.26	64.59%
RECREATION FACILITY RENTALS	18,000.00	7,665.67	42.59%
TENNIS CLASSES ETC.	74,000.00	53,941.86	72.89%
MARATHON REVENUES	735,000.00	123,958.39	16.87%
RECREATION CLASS FEES		820.00	
CEMETARY LOT SALES	90,000.00	54,340.00	60.38%
BURIAL FEES	90,000.00	48,355.00	53.73%
TRAFFIC SCHOOL FEES	36,000.00	23,179.35	64.39%
COURT FINES	825,000.00	395,229.43	47.91%
POLICE WARRANTS	16,000.00	9,300.00	58.13%
ACE PENALTIES	100,000.00	37,322.14	37.32%
ACE COSTS	35,000.00	12,989.00	37.11%
ACE ABATEMENTS	5,000.00	460.00	9.20%
INTEREST EARNINGS	100,000.00	41,862.18	41.86%
RENTS AND ROYALTIES	30,000.00	-11,966.77	-39.89%
SALE OF PROPERTY	30,000.00	18,332.25	61.11%
POLICE EVIDENCE IMPOUND	2,500.00	-31.57	-1.26%
MISCELLANEOUS SUNDRY REVENUES	75,000.00	52,719.63	70.29%
ORTHOPHOTOGRAPHY MAPS	500.00	33.88	6.78%
COMPOST SALES - REUSE	35,000.00	8,045.70	22.99%
ROADBASE SALES - REUSE	6,500.00	1,119.02	17.22%
AIRPORT REVENUES	850,000.00	502,026.94	59.06%
MAINTENANCE AT AIRPORT	7,100.00	4,151.91	58.48%
CONTRIBUTIONS FROM OTHER	101,632.00	81,468.68	80.16%
TRANSFERS FROM OTHER FUNDS	6,311,251.00	2,476,833.31	39.24%
CONTRIBUTIONS FROM PRIVATE	20,000.00	20,200.00	101.00%
MEDIAN LANDSCAPE FEES		17,809.62	#DIV/0!
APPROPRIATED FUND BALANCE			
TOTAL GENERAL FUND REVENUES	50,505,006.00	30,352,571.53	60.10%

CITY OF ST. GEORGE, UT
EXPENDITURE STATUS REPORT BY CATEGORY
SEVEN MONTHS ENDED JANUARY 31, 2014

58.33% OF THE BUDGET YEAR

GENERAL FUND	ADJUSTED BUDGET	ACTUAL THRU JAN 31 2014	REMAINING BALANCE	PCT USED
MAYOR & COUNCIL	568,237.00	369,499.12	198,737.88	65.03%
CITY MANAGER	257,537.00	142,666.24	114,870.76	55.40%
HUMAN RESOURCES	315,631.00	156,652.24	158,978.76	49.63%
ADMINISTRATIVE SERVICES	447,751.00	229,522.94	218,228.06	51.26%
FINANCE DEPARTMENT	1,507,619.00	876,247.84	631,371.16	58.12%
TECHNOLOGY SERVICES	1,238,587.00	682,628.08	555,958.92	55.11%
LEGAL SERVICES	1,046,857.00	540,476.55	506,380.45	51.63%
BUILDING MAINTENANCE	1,443,657.00	716,689.39	726,967.61	49.64%
ELECTIONS	65,000.00	64,538.61	461.39	99.29%
PLANNING COMMISSION	12,000.00	8,598.96	3,401.04	71.66%
POLICE	11,241,922.00	6,195,494.33	5,046,427.67	55.11%
HIDTA GRANT	134,820.00	102,935.49	31,884.51	76.35%
POLICE DISPATCH	2,994,320.00	1,280,001.10	1,714,318.90	42.75%
CCJJ GRANT	113,095.00	50,622.56	62,472.44	44.76%
FIRE DEPARTMENT	3,753,560.00	1,977,844.27	1,775,715.73	52.69%
INSPECTION	747,452.00	433,682.15	313,769.85	58.02%
CODE ENFORCEMENT	134,593.00	66,795.91	67,797.09	49.63%
PUBLIC WORKS ADMINISTRATION	286,729.00	144,016.27	142,712.73	50.23%
STREETS	4,987,051.00	2,569,985.81	2,417,065.19	51.53%
FLEET MAINTENANCE	1,308,656.00	553,838.25	754,817.75	42.32%
ENGINEERING	659,978.00	352,004.78	307,973.22	53.34%
PARKS	5,009,591.00	2,532,723.13	2,476,867.87	50.56%
DESIGN	694,184.00	225,297.10	468,886.90	32.45%
NATURE CENTER & YOUTH PROGRAMS	107,747.00	28,419.16	79,327.84	26.38%
SOFTBALL PROGRAMS	396,907.00	141,154.24	255,752.76	35.56%
SPORTS FIELD MAINTENANCE	572,065.00	299,787.04	272,277.96	52.40%
SPECIAL EVENTS & PROGRAMS	293,919.00	164,539.33	129,379.67	55.98%
YOUTH SPORTS PROGRAMS	128,418.00	76,384.31	52,033.69	59.48%
ADULT SPORTS PROGRAMS	45,458.00	8,951.55	36,506.45	19.69%
RECREATION	522,015.00	296,383.10	225,631.90	56.78%
EXHIBITS AND COLLECTIONS	247,309.00	121,413.91	125,895.09	49.09%
COMMUNITY ARTS	259,062.00	131,140.48	127,921.52	50.62%
HISTORIC OPERA HOUSE	88,456.00	40,210.01	48,245.99	45.46%
HISTORIC COURTHOUSE	21,700.00	12,003.78	9,696.22	55.32%
LEISURE SERVICES ADMINISTRATION	314,009.00	189,623.97	124,385.03	60.39%
RECREATION CENTER	747,604.00	306,920.86	440,683.14	41.05%
MARATHON	573,598.00	454,021.15	119,576.85	79.15%
COMMUNITY CENTER	2,550.00	1,380.52	1,169.48	54.14%
CEMETERY	342,397.00	168,777.74	173,619.26	49.29%
DEVELOPMENT SERVICES ADMIN.	1,032,971.00	593,646.72	439,324.28	57.47%
DEBT SERVICE	35,905.00	20,944.56	14,960.44	58.33%
TRANSFERS TO OTHER FUNDS	2,636,466.00	272,416.69	2,364,049.31	10.33%
AIRPORT	2,073,441.00	1,064,599.04	1,008,841.96	51.34%
SWIMMING POOL	251,799.00	127,327.79	124,471.21	50.57%
SAND HOLLOW AQUATIC CENTER	842,383.00	401,971.37	440,411.63	47.72%
TOTAL GENERAL FUND	50,505,006.00	25,194,778.44	25,310,227.56	49.89%

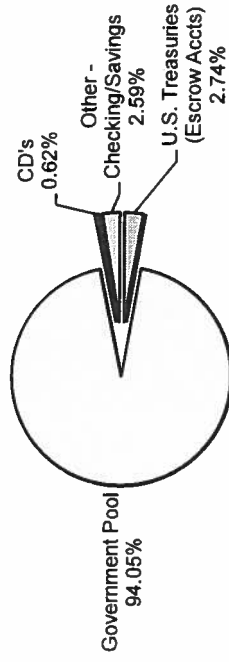
CITY OF ST. GEORGE, UT
MONTHLY COUNCIL REPORT

	BUDGET	REVENUE	EXPENDITURES	
10 GENERAL FUND	\$50,505,006	\$30,352,572	\$25,194,778	49.89%
53 & 83 ELECTRIC FUND (includes impact)	\$58,517,800	\$38,659,695	\$31,846,467	54.42%
51 & 81 WATER FUND (includes impact)	\$18,423,228	\$11,945,755	\$10,215,053	55.45%
55 GOLF FUND	\$4,373,866	\$1,552,179	\$2,652,363	60.64%
52 & 82 WASTEWATER COLLECT (includes impact)	\$6,034,293	\$3,685,995	\$2,989,929	49.55%
62 & 86 WASTEWATER TREATMNT (includes impact)	\$6,188,570	\$3,389,412	\$2,692,607	43.51%
32 CDBG BLOCK GRANT FUND	\$521,863	\$105,860	\$21,112	4.05%
84 SALES TAX BOND - CAPITAL PROJ FUND	\$3,034,744	\$77	\$2,828,900	93.22%
30 DIXIE CENTER OPERATIONS	\$1,417,703	\$846,928	\$973,900	68.70%
40 CAPITAL EQUIPMENT FUND	\$5,744,680	\$915,326	\$902,465	15.71%
87 PUBLIC WORKS CAPITAL PROJ FUND	\$22,087,611	\$815,141	\$1,715,432	7.77%
88 REPLACEMENT AIRPORT CONST. FUND	\$4,276,659	\$0	\$4,307,148	100.71%
44 PARK IMPACT FUND	\$3,123,126	\$1,317,233	\$472,699	15.14%
45 STREET IMPACT FUND	\$3,245,000	\$545,007	\$11,371	0.35%
47 DRAINAGE IMPACT FUND	\$1,965,000	\$220,370	\$106,096	5.40%
48 FIRE IMPACT FUND	\$4,000	\$116,816	\$961	24.03%
49 POLICE IMPACT FUND	\$67,500	\$56,619	\$38,878	57.60%
64 SUNTRAN TRANSIT FUND	\$ 1,752,526	\$519,902	\$ 843,319	48.12%
27 TRANSPORTATION IMPROV FUND	\$ 7,501,250	\$2,644,661	\$ 292,210	3.90%

City of St George
DEPOSITS AND INVESTMENTS
01/31/2014

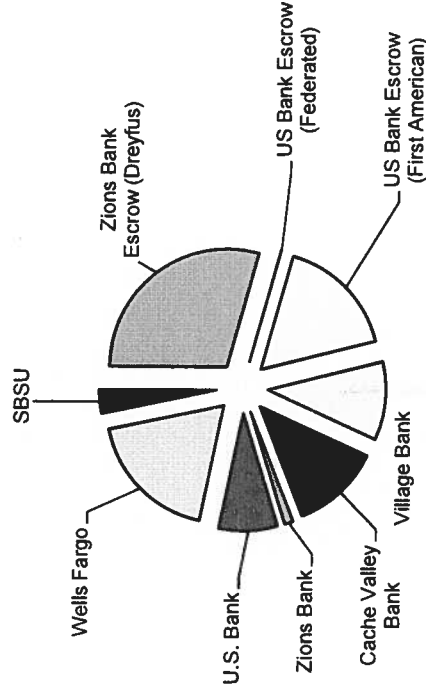
Portfolio Composition	Amount	Percentage
<i>Investments by Type:</i>		
U.S. Treasuries (Escrow Accts)	2,119,007.95	2.74%
Agencies	-	0.00%
Government Pool	72,745,369.95	94.05%
Mutual Funds	-	0.00%
CD's	476,765.03	0.62%
Banker Acceptance	-	0.00%
Repos	-	0.00%
Other - Checking/Savings	2,003,788.91	2.59%
Total	77,344,931.84	100.00%

Investments by Type



<i>Investments by Issuer:</i>		
UPTIF (State Pool)	72,745,369.95	94.05%
Zions Bank Escrow (Dreyfus)	1,350,764.71	1.75%
US Bank Escrow (Federated)	-	0.00%
US Bank Escrow (First American)	768,243.24	0.99%
Village Bank	496,827.48	0.64%
Cache Valley Bank	559,694.99	0.72%
Zions Bank	53,639.05	0.07%
U.S. Bank	372,744.76	0.48%
Wells Fargo	847,537.32	1.10%
SBSU	150,110.34	0.19%
Total	77,344,931.84	100.00%

Investments by Issuer (excluding UPTIF 94.05%)



Portfolios Weighted Average Maturity on 01/31/2014 62.73 days

Portfolios Weighted Average Rate on 01/31/2014 0.48%

City of St. George
DEPOSITS AND INVESTMENTS
01/31/2014

Name of Bank	Type of Account	Rate**	Due Date or Maturity	Purchase Date	Face Amount (Bank Balance)	Average Days to Maturity*	Held at or s/k Location	Current Market Value	Investment Type	Issuer	Fund that money or investment is assigned to
Zion's FNB	Money Market	0.1500	01/31/14	01/01/14	53,639.05	1	Zion's	1.00	Other	Zions	General
Wells Fargo Bank	Money Market	0.0100	01/31/14	01/01/14	847,537.32	1	WFB	1.00	Other	WFB	General
U.S. Bank	Checking - Utilities	0.0100	01/31/14	01/01/14	72,117.84	1	US Bank	n/a	Other	USB	General
St. Bank So. Ut.	Checking	0.4000	01/31/14	01/01/14	150,110.34	1	SBSU	n/a	Other	SBSU	General
Cache Valley Bank	T C D	0.6500	03/19/14	03/19/13	476,765.03	Q	CVB	1.00	CD's	Cache Valley	General
Village Bank	Checking - General	-	01/31/14	01/01/14	496,616.80	1	VB	n/a	Other	Village	General
Village Bank	Checking - Utilities & Payroll	-	01/31/14	01/01/14	210.68	1	VB	n/a	Other	Village	General
Cache Valley Bank	Checking	0.2500	01/31/14	01/01/14	82,929.96	1	CVB	n/a	Other	Cache Valley	General
State Treasurer	PTIF - 0167 General Account	0.5074	01/31/14	01/01/14	69,964,662.67	65	UPTIF	1.00	Govt. Pool	UPTIF	General
State Treasurer	PTIF - 0983 Performance Bond	0.5074	01/31/14	01/01/14	139,483.22	65	UPTIF	1.00	Govt. Pool	UPTIF	General (Performance Bonds)
State Treasurer	PTIF - 2037 Community Arts	0.5074	01/31/14	01/01/14	15,629.56	65	UPTIF	1.00	Govt. Pool	UPTIF	Arts Commission
State Treasurer	PTIF - 2038 Community Arts Interest	0.5074	01/31/14	01/01/14	119.12	65	UPTIF	1.00	Govt. Pool	UPTIF	Arts Commission
State Treasurer	PTIF - 5033 Retainage	0.5074	01/31/14	01/01/14	41,008.06	65	UPTIF	1.00	Govt. Pool	UPTIF	Various (Retainage Held)
State Treasurer	PTIF - 5178 New PD Task Force Seizure	0.5074	01/31/14	01/01/14	67,944.07	65	UPTIF	1.00	Govt. Pool	UPTIF	General
State Treasurer	PTIF - 5189 UDOT SIB Loan	0.5074	01/31/14	01/01/14	131.54	65	UPTIF	1.00	Govt. Pool	UPTIF	General
State Treasurer	PTIF - 5737 Warranty Deposits	0.5074	01/31/14	01/01/14	633,448.18	65	UPTIF	1.00	Govt. Pool	UPTIF	General
U.S. Bank	Sales Tax Revenue Refunding 2009 Bond	0.0200	01/31/14	01/01/14	768,242.46	41	US Bank	1.00	U.S. Treasuries	F.Am. Prime Ob	Sales Tax Bond Fund
U.S. Bank	MBA Lease Rev Bonds 1998	-	01/31/14	01/01/14	-	41.49	US Bank	1.00	U.S. Treasuries	Fed Auto Gov	General
U.S. Bank	Electric Revenue Bonds 2008 Bond	-	01/31/14	01/01/14	-	51	US Bank	1.00	U.S. Treasuries	F.Am. Treas	Electric
U.S. Bank	Electric Revenue Bonds 2005 Bond	0.0100	01/31/14	01/01/14	0.78	45	US Bank	1.00	U.S. Treasuries	F.Am. Gov	Electric
U.S. Bank	Excise Tax Rev Bonds 2009A & B Bond	0.5074	01/31/14	01/01/14	894.97	65	US Bank	1.00	Govt. Pool	UPTIF	General (Airport)
U.S. Bank	Excise Tax Rev Bonds 2009A & B Reserve	0.5074	01/31/14	01/01/14	355,756.52	65	US Bank	1.00	Govt. Pool	UPTIF	General
U.S. Bank	Sales Tax Rev Refunding Ser 2011 Bond	0.0400	01/31/14	01/01/14	300,626.92	1	US Bank	1.00	Other	USB Mmkt	Sales Tax Bond Fund
U.S. Bank	Electric Rev Refunding Bonds 2013 COI	0.5074	01/31/14	01/01/14	6,331.14	65	US Bank	1.00	Govt. Pool	UPTIF	Electric
Zion's FNB	St George Water Rev Ref 2012 Bond Fund	0.0100	01/31/14	01/01/14	16,610.09	50	Zion's	1.00	U.S. Treasuries	Dreyfus	Water
Zion's FNB	Water Rev Ref 2013 COI	0.5074	01/31/14	01/01/14	-	65	Zion's	1.00	Govt. Pool	UPTIF	Water
Zion's FNB	Water Rev Ref 2013 Bond	0.5074	01/31/14	01/01/14	-	65	Zion's	1.00	Govt. Pool	UPTIF	Water
Zion's FNB	SID 99-3 2003 Bond Fund	0.5074	01/31/14	01/01/14	31.26	65	Zion's	1.00	Govt. Pool	UPTIF	Water
Zion's FNB	Excise Tax 2003 Bond	0.5074	01/31/14	01/01/14	-	65	Zion's	1.00	Govt. Pool	UPTIF	Special Improvement Fund
Zion's FNB	GO Ref Bond, Ser 2010 BF	0.5074	01/31/14	01/01/14	194.65	65	Zion's	1.00	Govt. Pool	UPTIF	General
Zion's FNB	UWFA Water Rev 2004A Bond	0.5074	01/31/14	01/01/14	93,612.53	65	Zion's	1.00	Govt. Pool	UPTIF	Various
Zion's FNB	UWFA Sewer 2004A Bond Fund	0.5074	01/31/14	01/01/14	836,748.16	65	Zion's	1.00	Govt. Pool	UPTIF	Water
Zion's FNB	Bond accts - temp SID & misc.	0.5074	01/31/14	01/01/14	589,374.30	65	Zion's	1.00	Govt. Pool	UPTIF	Wastewater
Zion's FNB	Swr Rev 93B Reserve	0.0100	01/31/14	01/01/14	-	65	Zion's	1.00	Govt. Pool	UPTIF	General
Zion's FNB	Swr 88A & 93B Bond R&R	0.0100	01/31/14	01/01/14	279,894.95	50	Zion's	1.00	U.S. Treasuries	Dreyfus	Wastewater
Zion's FNB	Swr Rev 1993 B Bond	0.0100	01/31/14	01/01/14	-	50	Zion's	1.00	U.S. Treasuries	Dreyfus	Wastewater
Zion's FNB	St George Water Rev Ref 2011 Bond	0.0100	01/31/14	01/01/14	225,411.14	50	Zion's	1.00	U.S. Treasuries	Dreyfus	Wastewater
Zion's FNB	Parks 2004 G.O. Bond	0.0100	01/31/14	01/01/14	643,511.03	50	Zion's	1.00	U.S. Treasuries	Dreyfus	Water
Zion's FNB	Bond accts - temp SID & misc.	0.0100	01/31/14	01/01/14	185,337.50	50	Zion's	1.00	U.S. Treasuries	Dreyfus	General
Zion's FNB		0.0100	01/31/14	01/01/14	-	50	Zion's	1.00	U.S. Treasuries	Dreyfus	Various
					TOTAL =						
					77,344,931.84						

* Average Days to Maturity updated monthly.

** Interest Rate updated monthly for bond escrow accounts.

CITY OF ST. GEORGE ELECTRIC UTILITY									
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN RETAINED EARNINGS									
FOR THE SIX-MONTH PERIOD ENDED DECEMBER 31, 2013									
	BUDGET FY14	Dec-12	Dec-13	2014 FY TO DATE	2013 FY TO DATE	BUDGETED REMAINING BALANCE	SPENT % OF BUDGET	INCREASE (DECREASE) OVER 2008	INCREASE (DECREASE) %
OPERATING REVENUE									
Penalties	\$350,000	\$20,260	\$21,026	\$192,066	\$203,222	\$157,934	54.88%	(\$11,156)	-5.49%
Wholesale sales - energy	\$1,947,374	347,272	38,248	1,798,686	1,227,887	148,688	92.36%	570,799	46.49%
Wholesale sales - natural gas				367,177					
Small Commercial Sales	8,246,283	460,519	512,112	3,703,503	3,755,624	4,542,780	44.91%	(52,121)	-1.39%
Residential Sales	25,288,602	1,645,471	1,965,205	13,357,954	13,075,365	11,930,648	52.82%	282,589	2.16%
Large Commercial Sales	20,340,832	1,494,706	1,587,232	11,197,884	10,982,171	9,142,948	55.05%	215,713	1.96%
Street Lighting	50,000	4,038	4,038	24,253	24,253	25,747	48.51%	27	0.11%
Sales to Governmental Units	1,099,504	85,413	84,424	816,561	832,967	282,943	74.27%	(16,406)	-1.97%
Service Account - Labor	250,000	7,735	42,219	195,953	91,107	54,047	76.38%	104,846	115.08%
Federal Grants			319,925	319,925		(319,925)	#DIV/0!	319,925	#DIV/0!
Mountain Bell Pole Agreement	10,000	-	-	-	-	10,000	0.00%	-	#DIV/0!
Cable TV Pole Agreement	22,000	-	-	-	-	22,000	0.00%	-	#DIV/0!
Total Operating Revenues	57,604,595	4,065,414	4,574,429	31,973,962	30,192,569	25,997,810	55.51%	1,781,393	5.90%
OPERATING EXPENSES									
Generation	1,703,052	204,353	183,935	844,484	864,860	858,568	49.59%	(20,376)	-2.36%
Energy Purchases	38,951,845	3,205,693	3,927,082	20,783,988	19,548,128	18,167,857	53.36%	1,235,860	6.32%
Natural Gas Purchases	4,364,195	5,415	36,350	3,380,468	2,883,178	983,727	77.46%	497,290	17.25%
Distribution	3,689,499	427,798	373,622	1,833,853	1,949,489	1,855,646	49.70%	(115,636)	-5.93%
Shop & Maintenance	160,000	16,239	16,258	82,118	85,851	77,882	51.32%	(3,733)	-4.35%
General & Administrative	3,231,894	260,936	434,321	1,791,522	1,508,150	1,440,372	55.43%	283,372	18.79%
Bond principal payments	1,785,000	144,167	148,750	892,500	865,000	892,500	50.00%	27,500	3.18%
Bond interest payments	2,889,866	246,258	240,806	1,444,834	1,477,546	1,444,832	50.00%	(32,712)	-2.21%
Miscellaneous expenses	35,000	844	3,446	14,119	14,738	20,881	40.34%	(619)	-4.20%
Operating Income (Loss)	56,810,151	4,511,703	5,364,570	31,067,886	29,196,940	25,742,265	54.69%	1,870,946	6.41%
	794,444	(446,289)	(790,141)	906,076	995,629	255,545	114.05%	(89,553)	-8.99%
NON-OPERATING REVENUES(EXPENSES)									
Interest Earnings	25,000	1,392	2,689	11,156	6,308	13,844	44.62%	4,848	76.85%
Miscellaneous Sundry Revenue	100,000	2,132	19,398	51,854	30,859	48,146	51.85%	20,995	68.04%
Property Sales	100,000	23,055	2,410	23,717	35,398	76,283	23.72%	(11,882)	-33.00%
Impact & Connection Fees	1,350,000	80,055	318,505	1,580,096	730,388	(230,096)	117.04%	849,708	116.34%
SunSmart Subscriptions							#DIV/0!	-	#DIV/0!
Contributions from others	160,231					160,231	0.00%	-	#DIV/0!
Capital Improvements									
Generation	(342,000)	(26,083)		(5,239)	(26,372)	(336,761)	1.53%	(21,133)	80.13%
Distribution	(1,230,731)	(65,087)	(12,189)	(422,052)	(394,554)	(808,679)	34.29%	27,498	-6.97%
Shop & Maintenance							#DIV/0!	(8,720)	100.00%
General & Administrative	(12,000)	(725)	(1,200)	(2,548)	(5,974)	(9,452)	21.23%	(3,426)	57.35%
Total Non-Operating Revenues(Expenses)	150,500	14,739	330,013	1,236,984	367,334	(1,086,484)	N/A	869,650	236.75%
NET INCOME (LOSS)	\$944,944	(\$431,550)	(\$460,128)	\$2,143,060	\$1,362,963	(\$830,939)	N/A	\$780,097	57.24%
CASH BALANCE AT 12/31/2013	\$8,755,320.63								
CASH BALANCE AT 12/31/2012	\$6,045,803.49								
Power cost per KWH		0.04872	0.05305	0.05613	0.05643				
Other op. costs per KWH		0.01973	0.01876	0.01604	0.01702				
Total OP. Costs per KWH		0.06845	0.07181	0.07217	0.07345				
Rev. per KWH purchased		0.06168	0.06123	0.07428	0.07596				
Net per KWH purchased		-0.00677	-0.01058	0.00211	0.00251				

CITY OF ST. GEORGE, UTAH

WATER UTILITY

STATEMENT OF REVENUES, EXPENSES, AND CHANGES

IN RETAINED EARNINGS

FOR THE SIX-MONTH PERIOD ENDED DECEMBER 31, 2013

	BUDGET FY14	Dec-12	Dec-13	2014 FY TO DATE	2013 FY TO DATE	REMAINING BALANCE	SPENT % OF BUDGET	INCREASE (DECREASE) OVER 2008	increase (decrease) %
OPERATING REVENUE									
Tap Water Revenues	\$15,500,000	\$962,582	\$908,100	\$9,190,799	\$9,098,492	\$6,309,201	59.30%	\$92,307	1.01%
Penalties	85,000	7,442	6,316	49,954	51,683	35,046	58.77%	-1,729	-3.35%
Snow Canyon/Santa Clara	100,000	8,012	7,979	92,975	95,687	7,025	92.98%	-2,712	-2.83%
Snow Canyon/IVins	250,000	4,778	4,305	34,556	17,864	215,444	13.82%	16,892	93.44%
Service Account - Labor	75,000	13,123	20,835	146,473	87,385	(71,473)	195.30%	59,088	67.62%
Federal Grants	25,000			8,602	14,369			-5,767	-40.14%
WCWCD Rent	1,190,875	101,542	101,938	611,625	609,250	579,250	51.36%	2,375	0.39%
	17,225,875	1,097,479	1,049,473	10,134,984	9,974,730	7,074,493	58.84%	160,254	1.61%
OPERATING EXPENSES									
Source of Supply	5,284,094	235,257	296,625	3,576,528	3,614,960	1,707,566	67.68%	-38,432	-1.06%
Irrigation	631,227	28,692	36,505	243,907	219,883	387,320	38.64%	24,024	10.93%
Transmission & Distribution	3,405,860	246,526	208,271	1,720,386	1,680,537	1,685,474	50.51%	39,849	2.37%
Shop Maintenance	214,000	13,427	23,865	95,602	100,621	118,398	44.67%	-5,019	-4.99%
Administrative & General Expenses	2,251,013	240,254	233,603	1,056,166	1,039,653	1,194,847	46.92%	16,513	1.59%
Bond Interest expense	405,273	52,433	33,773	202,636	314,589	202,637	50.00%	-111,953	-35.59%
Bond principal payments	3,200,000	236,561	265,833	1,595,000	1,419,357	1,605,000	49.84%	175,643	12.37%
Total Operating Expenses	15,391,467	1,053,150	1,098,475	8,490,225	8,389,600	6,901,242	55.16%	100,625	1.20%
Operating Income (Loss)	1,834,408	44,329	(49,002)	1,644,759	1,585,130	173,251	89.66%	59,629	
NON-OPERATING REVENUE(EXPENSES)									
Interest Earnings	10,000	991	328	1,964	5,337	8,036	19.64%	-3,373	-63.20%
Impact & Connection Fees	800,000	61,935	116,602	669,933	449,654	130,067	83.74%	220,279	48.99%
Transfers from other funds							#DIV/0!	0	#DIV/0!
Property Sales & Other misc income			252	31,777	35,151	(31,777)	0.00%	-3,374	-9.60%
Sale of bonds/Grants received									
Capital Improvements									
Source of Supply	(75,000)				(6,468)	(75,000)	0.00%	-6,468	100.00%
Irrigation	(351,533)		(8,328)	(28,678)	(26,171)	(322,855)	8.16%	-2,507	9.58%
Transmission & Distribution	(2,199,860)	(85,128)	(79,910)	(533,382)	(491,638)	(1,666,478)	24.25%	41,744	-8.49%
Shop Maintenance		(286,001)	(130,917)	(130,917)	(286,001)	130,917	#DIV/0!	-155,084	54.22%
Administrative & General Expenses	(4,000)		(459)	(2,023)	(1,739)	(1,977)	0.00%	284	-16.33%
Total Non-Operating Revenue(Expenses)	(1,820,393)	(306,573)	(102,432)	8,674	(321,875)	(1,829,087)	n/a	-330,549	
NET INCOME (LOSS)	\$14,015	(\$262,244)	(\$151,434)	\$1,653,433	\$1,263,255	(\$1,655,816)	n/a	\$390,178	30.89%
cash balance at December 31, 2013	\$1,112,449.71	cash bal. at Dec. 31, 2012	(\$1,971,544.78)						

DRAFTAgenda Item Number : **2A**

Request For Council Action

Date Submitted 2014-02-12 09:01:08**Applicant** Jay Sandberg**Quick Title** Contract Award - 3000 East, Phase 2**Subject** Consider approval of an agreement with Interstate Rock Products, Inc. for the construction of 3000 East Phase 2.**Discussion** This project includes reconstruction, drainage, and some widening of 3000 East from 1450 South to Mall Drive.**Cost** \$853,294.50**City Manager Recommendation** Phase 2 of 3000 East improvements. Recommend approval.**Action Taken****Requested by** Larry H. Bulloch**File Attachments** [Bid Tabulation_3000East.pdf](#)**Approved by Legal Department?****Approved in Budget?** **Amount:****Additional Comments****Attachments** [Bid Tabulation_3000East.pdf](#)

BID TABULATION
3000 EAST PHASE 2 PROJECT
INQUIRY NO. 13-0031

Bid Date: Tuesday, February 11, 2014; 2:00 p.m.

Page 1 of 2

Item No.	Item Description	Unit	Bid Qty	Engineer's Estimate		Interstate Rock Prods.		Mel Clark, Inc.	
				Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
A1	MOBILIZATION	LUMP	1	\$75,000.00	\$75,000.00	\$30,000.00	\$30,000.00	\$31,000.00	\$31,000.00
A2	TRAFFIC CONTROL	LUMP	1	\$30,000.00	\$30,000.00	\$25,000.00	\$25,000.00	\$8,000.00	\$8,000.00
A3	DUST CONTROL AND WATERING	LUMP	1	\$20,000.00	\$20,000.00	\$5,000.00	\$5,000.00	\$2,000.00	\$2,000.00
A4	ENVIRONMENTAL PROTECTION	LUMP	1	\$5,000.00	\$5,000.00	\$5,500.00	\$5,500.00	\$14,800.00	\$14,800.00
A5	ROADWAY EXCAVATION (PLAN QUANTITY)	CU YD	3,800	\$8.00	\$30,400.00	\$8.00	\$30,400.00	\$5.50	\$20,900.00
A6	EXCAVATE, STOCKPILE & PLACE PULVERIZED MATERIAL	CU YD	1,200	\$8.00	\$9,600.00	\$4.75	\$5,700.00	\$10.00	\$12,000.00
A7	PULVERIZE 4 TO 6 INCHES	SQ YD	10,000	\$2.50	\$25,000.00	\$0.80	\$8,000.00	\$1.05	\$10,500.00
A8	REMOVE PIPE CULVERT	FEET	140	\$15.00	\$2,100.00	\$3.00	\$420.00	\$18.00	\$2,520.00
A9	REMOVE AIR/VAC MANHOLE	EACH	1	\$1,000.00	\$1,000.00	\$500.00	\$500.00	\$1,500.00	\$1,500.00
A10	REMOVE CURB & GUTTER	FEET	35	\$20.00	\$700.00	\$4.50	\$157.50	\$23.00	\$805.00
A11	REMOVE SIDEWALK	SQ FT	200	\$2.00	\$400.00	\$4.50	\$900.00	\$4.00	\$800.00
A12	REMOVE CONCRETE DITCH	FEET	1,150	\$15.00	\$17,250.00	\$3.50	\$4,025.00	\$5.25	\$6,037.50
A13	RECONSTRUCT VALVE BOX	EACH	16	\$500.00	\$8,000.00	\$200.00	\$3,200.00	\$561.00	\$8,976.00
A14	RECONSTRUCT MANHOLE	EACH	5	\$800.00	\$4,000.00	\$275.00	\$1,375.00	\$980.00	\$4,900.00
A15	RECONSTRUCT STREET MONUMENT	EACH	1	\$650.00	\$650.00	\$200.00	\$200.00	\$1,000.00	\$1,000.00
A16	RELOCATE & RAISE FIRE HYDRANT	EACH	1	\$1,500.00	\$1,500.00	\$2,135.00	\$2,135.00	\$2,695.00	\$2,695.00
A17	RELOCATE WATER METER	EACH	1	\$1,500.00	\$1,500.00	\$875.00	\$875.00	\$990.00	\$990.00
A18	REMOVE AIR/VAC	EACH	1	\$2,500.00	\$2,500.00	\$1,700.00	\$1,700.00	\$3,520.00	\$3,520.00
A19	18 INCH RCP CLASS C	FEET	300	\$40.00	\$12,000.00	\$30.00	\$9,000.00	\$45.00	\$13,500.00
A20	30 INCH RCP CLASS C	FEET	1,200	\$60.00	\$72,000.00	\$45.50	\$54,600.00	\$62.00	\$74,400.00
A21	60 INCH SLP CLASS C	FEET	20	\$80.00	\$1,600.00	\$177.00	\$3,540.00	\$210.00	\$4,200.00
A22	END SECTION, 30 INCH W/ TRASH RACK	EACH	1	\$1,500.00	\$1,500.00	\$1,762.00	\$1,762.00	\$2,365.00	\$2,365.00
A23	FLOWABLE FILL	CU YD	10	\$200.00	\$2,000.00	\$82.00	\$820.00	\$125.00	\$1,250.00
A24	STD CURB INLET CATCH BASIN 3' TO 5' TALL	EACH	5	\$2,500.00	\$12,500.00	\$1,600.00	\$8,000.00	\$2,540.00	\$12,700.00
A25	STD. DIVERSION BOX 5' TO 7' TALL	EACH	3	\$4,000.00	\$12,000.00	\$1,300.00	\$3,900.00	\$3,575.00	\$10,725.00
A26	STD. DIVERSION BOX 7' TO 9' TALL	EACH	2	\$5,000.00	\$10,000.00	\$1,700.00	\$3,400.00	\$5,500.00	\$11,000.00
A27	CLASS 1 WOVEN GEOTEXTILE	SQ YD	13,300	\$2.00	\$26,600.00	\$1.25	\$16,625.00	\$1.40	\$18,620.00
A28	RIPRAP D50 = 4 INCHES	CY YD	5	\$2.00	\$10.00	\$35.00	\$175.00	\$200.00	\$1,000.00
A29	SUBBASE CLASS II	CU YD	4,600	\$15.00	\$69,000.00	\$19.00	\$87,400.00	\$21.95	\$100,970.00
A30	UNTREATED BASE COURSE	CU YD	3,700	\$30.00	\$111,000.00	\$25.50	\$94,350.00	\$27.80	\$102,860.00
A31	DENSE-GRADED ASPHALT 3/4" NR (AC-30)	SQ FT	166,000	\$1.50	\$249,000.00	\$2.30	\$381,800.00	\$2.10	\$348,600.00
A32	CONCRETE CURB AND GUTTER TYPE HB30-7	FEET	1,700	\$15.00	\$25,500.00	\$12.00	\$20,400.00	\$12.75	\$21,675.00
A33	PEDESTRIAN ACCESS RAMP	EACH	3	\$1,500.00	\$4,500.00	\$1,100.00	\$3,300.00	\$930.00	\$2,790.00
A34	CONCRETE DRIVEWAY FLARED, 7 INCH THICK	SQ FT	210	\$6.00	\$1,260.00	\$5.00	\$1,050.00	\$4.30	\$903.00
A35	CONCRETE SIDEWALK	SQ FT	9,700	\$4.50	\$43,650.00	\$2.70	\$26,190.00	\$3.10	\$30,070.00
A36	CONCRETE FLATWORK, 7 INCH THICK	SQ FT	260	\$6.00	\$1,560.00	\$5.00	\$1,300.00	\$4.00	\$1,040.00
A37	CONCRETE DITCH TIE-IN	EACH	3	\$500.00	\$1,500.00	\$1,500.00	\$4,500.00	\$500.00	\$1,500.00
A38	SIGN TYPE A-1, 30 INCH X 30 INCH	EACH	2	\$300.00	\$600.00	\$305.00	\$610.00	\$270.00	\$540.00
A39	REMOVE & SALVAGE SIGN	EACH	1	\$100.00	\$100.00	\$85.00	\$85.00	\$140.00	\$140.00
A40	RELOCATE SIGN	EACH	5	\$100.00	\$500.00	\$140.00	\$700.00	\$140.00	\$700.00
A41	6-2" TRAFFIC CONDUITS	FEET	100	\$12.00	\$1,200.00	\$15.00	\$1,500.00	\$13.25	\$1,325.00
A42	FOUNDATION MATERIAL	CY YD	200	\$15.00	\$3,000.00	\$16.00	\$3,200.00	\$40.00	\$8,000.00
				CONSTRUCTION TOTAL					
				\$897,180.00		\$853,294.50		\$903,816.50	

BID TABULATION
3000 EAST PHASE 2 PROJECT
INQUIRY NO. 13-0031

Bid Date: Tuesday, February 11, 2014; 2:00 p.m.

Page 2 of 2

Item No.	Item Description	Unit	Bid Qty	JP Excavating, Inc.		Quality Excavation, Inc.		Progressive Contracting	
				Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
A1	MOBILIZATION	LUMP	1	\$50,000.00	\$50,000.00	\$45,000.00	\$ 45,000.00	\$ 51,300.00	\$ 51,300.00
A2	TRAFFIC CONTROL	LUMP	1	\$18,000.00	\$18,000.00	\$ 19,200.00	\$ 19,200.00	\$ 29,520.30	\$ 29,520.30
A3	DUST CONTROL AND WATERING	LUMP	1	\$4,000.00	\$4,000.00	\$ 19,272.40	\$ 19,272.40	\$ 13,680.00	\$ 13,680.00
A4	ENVIRONMENTAL PROTECTION	LUMP	1	\$3,000.00	\$3,000.00	\$ 3,500.00	\$ 3,500.00	\$ 5,700.00	\$ 5,700.00
A5	ROADWAY EXCAVATION (PLAN QUANTITY)	CU YD	3,800	\$6.50	\$24,700.00	\$ 8.40	\$ 31,920.00	\$ 9.12	\$ 34,656.00
A6	EXCAVATE, STOCKPILE & PLACE PULVERIZED MATERIAL	CU YD	1,200	\$5.00	\$6,000.00	\$ 8.40	\$ 10,080.00	\$ 14.82	\$ 17,784.00
A7	PULVERIZE 4 TO 6 INCHES	SQ YD	10,000	\$0.91	\$9,100.00	\$ 0.96	\$ 9,600.00	\$ 1.31	\$ 13,100.00
A8	REMOVE PIPE CULVERT	FEET	140	\$10.00	\$1,400.00	\$ 20.00	\$ 2,800.00	\$ 41.04	\$ 5,745.60
A9	REMOVE AIR/VAC MANHOLE	EACH	1	\$260.00	\$260.00	\$ 1,200.00	\$ 1,200.00	\$ 570.00	\$ 570.00
A10	REMOVE CURB & GUTTER	FEET	35	\$5.00	\$175.00	\$ 8.00	\$ 280.00	\$ 1.14	\$ 39.90
A11	REMOVE SIDEWALK	SQ FT	200	\$1.76	\$352.00	\$ 2.50	\$ 500.00	\$ 1.14	\$ 228.00
A12	REMOVE CONCRETE DITCH	FEET	1,150	\$5.70	\$6,555.00	\$ 10.00	\$ 11,500.00	\$ 10.26	\$ 11,799.00
A13	RECONSTRUCT VALVE BOX	EACH	16	\$500.00	\$8,000.00	\$ 500.00	\$ 8,000.00	\$ 280.58	\$ 4,489.28
A14	RECONSTRUCT MANHOLE	EACH	5	\$700.00	\$3,500.00	\$ 700.00	\$ 3,500.00	\$ 1,026.00	\$ 5,130.00
A15	RECONSTRUCT STREET MONUMENT	EACH	1	\$450.00	\$450.00	\$ 600.00	\$ 600.00	\$ 570.00	\$ 570.00
A16	RELOCATE & RAISE FIRE HYDRANT	EACH	1	\$2,000.00	\$2,000.00	\$ 1,200.00	\$ 1,200.00	\$ 1,466.49	\$ 1,466.49
A17	RELOCATE WATER METER	EACH	1	\$675.00	\$675.00	\$ 750.00	\$ 750.00	\$ 1,231.63	\$ 1,231.63
A18	REMOTE AIR/VAC	EACH	1	\$5,600.00	\$5,600.00	\$ 4,460.00	\$ 4,460.00	\$ 7,532.62	\$ 7,532.62
A19	18 INCH RCP CLASS C	FEET	300	\$37.00	\$11,100.00	\$ 48.70	\$ 14,610.00	\$ 60.15	\$ 18,045.00
A20	30 INCH RCP CLASS C	FEET	1,200	\$77.00	\$92,400.00	\$ 59.45	\$ 71,340.00	\$ 83.27	\$ 99,924.00
A21	60 INCH SLPC CLASS C	FEET	20	\$300.00	\$6,000.00	\$ 300.00	\$ 6,000.00	\$ 293.51	\$ 5,870.20
A22	END SECTION, 30 INCH W/ TRASH RACK	EACH	1	\$2,000.00	\$2,000.00	\$ 2,600.00	\$ 2,600.00	\$ 3,890.96	\$ 3,890.96
A23	FLOWABLE FILL	CU YD	10	\$125.00	\$1,250.00	\$ 200.00	\$ 2,000.00	\$ 205.20	\$ 2,052.00
A24	STD CURB INLET CATCH BASIN 3' TO 5' TALL	EACH	5	\$2,100.00	\$10,500.00	\$ 2,200.00	\$ 11,000.00	\$ 2,693.39	\$ 13,466.95
A25	STD. DIVERSION BOX 5' TO 7' TALL	EACH	3	\$3,000.00	\$9,000.00	\$ 3,500.00	\$ 10,500.00	\$ 3,956.73	\$ 11,870.19
A26	STD. DIVERSION BOX 7' TO 9' TALL	EACH	2	\$5,200.00	\$10,400.00	\$ 5,500.00	\$ 11,000.00	\$ 6,681.24	\$ 13,362.48
A27	CLASS 1 WOVEN GEOTEXTILE	SQ YD	13,300	\$1.15	\$15,295.00	\$ 1.20	\$ 15,960.00	\$ 3.08	\$ 40,964.00
A28	RIPRAP D50 = 4 INCHES	CY YD	5	\$81.00	\$405.00	\$ 80.00	\$ 400.00	\$ 53.58	\$ 267.90
A29	SUBBASE CLASS II	CU YD	4,600	\$19.00	\$87,400.00	\$ 20.70	\$ 95,220.00	\$ 16.75	\$ 77,050.00
A30	UNTREATED BASE COURSE	CU YD	3,700	\$30.00	\$111,000.00	\$ 26.30	\$ 97,310.00	\$ 26.62	\$ 98,494.00
A31	DENSE-GRADED ASPHALT 3/4" NR (AC-30)	SQ FT	166,000	\$2.08	\$345,280.00	\$ 2.08	\$ 345,280.00	\$ 2.02	\$ 335,320.00
A32	CONCRETE CURB AND GUTTER TYPE HB30-7	FEET	1,700	\$13.00	\$22,100.00	\$ 12.50	\$ 21,250.00	\$ 12.18	\$ 20,706.00
A33	PEDESTRIAN ACCESS RAMP	EACH	3	\$800.00	\$2,400.00	\$ 950.00	\$ 2,850.00	\$ 990.73	\$ 2,972.19
A34	CONCRETE DRIVEWAY FLARED, 7 INCH THICK	SQ FT	210	\$10.40	\$2,184.00	\$ 4.40	\$ 924.00	\$ 4.53	\$ 951.30
A35	CONCRETE SIDEWALK	SQ FT	9,700	\$3.90	\$37,830.00	\$ 3.65	\$ 35,405.00	\$ 3.22	\$ 31,234.00
A36	CONCRETE FLATWORK, 7 INCH THICK	SQ FT	260	\$7.40	\$1,924.00	\$ 4.40	\$ 1,144.00	\$ 4.24	\$ 1,102.40
A37	CONCRETE DITCH TIE-IN	EACH	3	\$1,000.00	\$3,000.00	\$ 990.00	\$ 2,970.00	\$ 1,182.75	\$ 3,548.25
A38	SIGN TYPE A-1, 30 INCH X 30 INCH	EACH	2	\$275.00	\$550.00	\$ 360.00	\$ 720.00	\$ 226.86	\$ 453.72
A39	REMOVE & SALVAGE SIGN	EACH	1	\$141.00	\$141.00	\$ 185.00	\$ 185.00	\$ 169.86	\$ 169.86
A40	RELOCATE SIGN	EACH	5	\$136.00	\$680.00	\$ 185.00	\$ 925.00	\$ 226.86	\$ 1,134.30
A41	6-2" TRAFFIC CONDUITS	FEET	100	\$10.40	\$1,040.00	\$ 31.00	\$ 3,100.00	\$ 10.26	\$ 1,026.00
A42	FOUNDATION MATERIAL	CY YD	200	\$19.00	\$3,800.00	\$ 25.00	\$ 5,000.00	\$ 53.12	\$ 10,624.00
CONSTRUCTION TOTAL					\$921,446.00		\$931,055.40		\$999,042.52

DRAFTAgenda Item Number : **2B**

Request For Council Action

Date Submitted 2014-02-12 15:47:17

Applicant Jay Sandberg

Quick Title Construction Management Services - 3000 East, Phase 2

Subject Consider approval of an agreement with Creamer and Noble Engineering for construction management services on the 3000 East, Phase 2 project.

Discussion The contract is for construction management services for 3000 East, Phase 2.

Cost \$69,800

City Manager Recommendation Recommend approval for this construction management contract for this next phase of construction of 3000 East.

Action Taken

Requested by Larry H. Bulloch

File Attachments [Work Plan.pdf](#)

Approved by Legal Department?

Approved in Budget? **Amount:**

Additional Comments

Attachments [Work Plan.pdf](#)

ATTACHMENT A

Scope

ST. GEORGE CITY
3000 East Phase 2 Project

CONSTRUCTION MANAGEMENT
WORK PLAN

CREAMER & NOBLE ENGINEERS
ST. GEORGE, UTAH

EXECUTIVE SUMMARY

The City of St. George, Utah has contacted Creamer & Noble Engineers to provide construction management services for the St. George City; 3000 East Phase 2 Project. These services will include conducting a preconstruction conference, Partnering Kickoff meeting, observation of the contractor's activities, and project closeout.

Creamer & Noble agree to perform this work for a cost not to exceed \$69,800.00.

CONSTRUCTION MANAGEMENT

GENERAL

Creamer & Noble Engineers will administer the contract for the City of St. George; on the 3000 East Phase 2 Project. A representative from Creamer & Noble will be present at the construction site for up to 6 hours per day for construction operations to assure the contract specifications are being complied with. The Resident Engineer will prepare monthly payment estimates for work that has been completed by the contractor. The Resident Engineer will also prepare any necessary change orders.

A city employee will be responsible for construction observation during those hours that C&N does not have a representative on site.

PRECONSTRUCTION/PARTNERING CONFERENCE

Creamer & Noble Engineers will prepare an agenda, schedule and conduct a preconstruction/partnering conference for the project. The Field engineer, and resident engineer from Creamer & Noble will attend the conference. Others to be invited will include the project manager from the City of St. George and others that he may invite.

CONSTRUCTION

Construction Observation - Creamer & Noble Engineers will provide a qualified field engineer to the project. The field engineer will be on site, up to 6 hours per day, during all phases of work to assure that the contractor is complying with the specifications. The resident engineer will be available, to the field engineer and contractor, to answer questions that may arise. The resident engineer will be on site as often as needed to monitor the work progress. The resident engineer will prepare monthly pay estimates and deliver them to the City of St. George project manager.

Final Inspection - The resident engineer shall, at substantial completion, arrange and conduct a final inspection of the project. The resident engineer and field engineer will be in attendance as well as City and contractor personnel. A punch list of items to be completed shall be provided to the contractor within two working days after the inspection.

Project Closeout - Upon completion of the project the resident engineer will review the project files, produce a final estimate, and have all files and the estimate checked by the field engineer. Work will be completed upon acceptance of the project by the City of St. George.

Shop Drawings - The contractor will submit all shop drawings, required by the specifications, to Creamer & Noble Engineers. Creamer & Noble Engineers will review all shop drawings for compliance with the specifications.

Materials Testing - The City of St. George will contract separately with a materials testing company to provide quality assurance materials testing for the project.

To the best of Creamer and Noble Engineers knowledge, this project has been thoroughly scoped. In activities where questions remain concerning the amount of work required, assumptions were made and noted in the scope of work.

This project will be based on an hourly cost plus direct expenses contract.

ATTACHMENT B
Estimated Cost

St. George City

3000 East Phase 2 Project

Inquiry No. 13-0031

Construction Management Cost Estimate

Based on a 65 Working Day Contract/City Personnel Will Observe Work Minimum 2 Hr/Day

Tasks	Resident Engineer	Field Engineer	Surveyor Crew Chief	Survey Assistant	Administrative Assistant	TOTAL
Preconstruction Meeting	2	2	0	0	0	
Construction Observation	0	390	0	0	0	
Construction Surveying	0	0	90	60	0	
Project Management	45	0	0	0	8	
Final Inspection	2	2	0	0	0	
Project Closeout	4	0	0	0	0	
TOTAL MAN HOURS:	53	394	90	60	8	605
BILLABLE RATE:	\$155.00	\$120.00	\$70.00	\$65.00	\$55.00	
TOTAL LABOR COSTS:	\$8,215.00	\$47,280.00	\$6,300.00	\$3,900.00	\$440.00	\$66,135.00
					Total Labor Costs:	\$66,135.00
					Miscellaneous Direct Expenses:	\$3,665.00
					Total Costs Not Exceed:	\$69,800.00

DIRECT EXPENSES				
Item	Quantity	Unit	Unit Cost	Total
Mileage	2500	Miles @	\$0.56	\$1,400.00
Class 1 Monument	1	Each	\$700.00	\$700.00
Miscellaneous - Copies, Survey Hubs, Etc.				\$315.00
GPS Rental	50	Hrs @	\$25.00	\$1,250.00
			TOTAL:	\$3,665.00

DRAFTAgenda Item Number : **2C**

Request For Council Action

Date Submitted 2014-02-11 09:58:27**Applicant** Connie Hood**Quick Title** Award of bid for City Hall Painting**Subject** Consider award of bid to Morgan Painting for City Hall Paint/Police Department Painting

Discussion City Hall has never had a complete interior repaint in 30+ years. We budgeted \$44,000 for this project based on an estimate received in early 2013. We had three companies attend a pre-bid meeting in early Feb. and only Morgan Painting submitted a bid in the amount of \$67,000. \$3,500 will be paid by the PD for improvements to the police department building and the balance of \$63,500 will cover city hall. Facility Services will be able to make up the difference in cost by savings in it's capital project fund for the current fiscal year.

Cost \$67,000

City Manager Recommendation Recommend approval. We need to continue upgrading this building. It still is in great shape and should be good for many years to come.

Action Taken**Requested by** Marc Mortensen**File Attachments****Approved by Legal Department?****Approved in Budget? Amount:****Additional Comments**

DRAFTAgenda Item Number : **2D**

Request For Council Action

Date Submitted 2014-02-03 19:16:06**Applicant** Jeff Peay - Park Planning Manager**Quick Title** Bid Award - Hela Seegmiller Historic Farm**Subject** Consider approval of a bid award to JP Excavating Inc. for the Hela Seegmiller Historic Farm at the corner of 2450 S. and 3000 E.

Discussion Seeking approval to accept the low bid by JP Excavation Inc., in the amount of \$812,359.35. A total of four contractors submitted qualifying bids with JP Excavation Inc. being \$2.70 lower than the next lowest bid. The project scope included base bid items and additive alternates as shown on the attached budget review documentation and color coded map. Additional alternate items A, B, and C have been included to provide clarification. These items were included in the bid but excluded from the approved bid items in order to stay within budget. An estimate of additional park elements has also been included to demonstrate what has yet to be designed and bid to fully complete the park site.

Cost \$812,359.35

City Manager Recommendation Recommend approval. Would like to pursue additional funding for the fence for the pasture area to the west end to complete the project.

Action Taken**Requested by** Jeff Peay - Park Pla**File Attachments** [2-3-14 BUDGET REVIEW-Hela Seegmiller Farm w_attachments.pdf](#)**Approved by Legal Department?****Approved in Budget?** Amount:

Additional Comments DREA fees and engineering, architectural and geotech fees will be added to the construction costs. This project is still within the approved budget. We currently have a 3.3% contingency on the project.

Attachments [2-3-14 BUDGET REVIEW-Hela Seegmiller Farm w_attachments.pdf](#)

HELA SEEGMILLER HISTORIC FARM
BUDGET REVIEW
FEBRUARY 3, 2014

		2013-2014 YEAR BUDGET	867,848.00	
			JP Excavating Inc.	
			Unit Price	Total Price
		CONTRACT BASE BID		\$765,568.60
		ADDITIVE ALTERNATES		
	70	Wagon Path 15' Wide 3" Type II Gravel Base	\$0.84	\$7,308.00
	73	Concrete Spillways	1,000.00	5,000.00
	74	10' Wide 2" thick Category I Asphalt (with prime) Trail	\$1.60	\$21,240.00
	75	10' Wide 6" thick Type II Gravel Base (Trail)	\$0.81	\$10,752.75
	77	ADA ramps	\$830.00	\$2,490.00
		CONTRACT BASE BID + ALTERNATES		\$812,359.35
		DREA FEES		28,047.91
		SUB-TOTAL		\$840,407.26
		3.3% CONTINGENCY		\$27,440.74

HELA SEEGMILLER HISTORIC FARM
BUDGET REVIEW
FEBRUARY 3, 2014

2014-2015 BUDGET YEAR			
		JP Excavating Inc.	
	Alternate "A" Parking Lot	Unit Price	Total Price
60	2.5" thick Category I Asphalt (with Prime)	\$1.45	\$32,262.50
61	6" Type II Gravel Base	\$0.81	\$18,022.50
62	30" Curb & Gutter, with Transitions to Spill Curbs	\$12.50	\$11,125.00
63	ADA Signs & Bumpers	\$550.00	\$2,200.00
64	Road Closed Signs & Markers	\$500.00	\$500.00
65	Parking Lot Pavement Markings	\$1,200.00	\$1,200.00
66	Site Electrical (Secondary Line)	\$6,000.00	\$6,000.00
67	Double Mounted Street Lights	\$3,000.00	\$6,000.00
68	Single Mounted Street Light	\$2,500.00	\$10,000.00
			\$87,310.00
	Construction Contingency		\$8,731.00
	Total Alternative A		\$96,041.00
	Alternative "B" Farm Pathways & Fencing		
69	Wagon Path Tracked 3" Type II Gravel Base	\$0.60	\$2,880.00
70	Wagon Path 15' Wide 3" Type II Gravel Base	\$0.84	\$21,924.00
71	Cedar Post Range Fence	\$3.00	\$7,110.00
72	20' Cedar Post Access Gates	\$800.00	\$1,600.00
78	Trail Sign Plaque and Post	\$300.00	\$1,200.00
79	Trail Pavement markings	\$1,500.00	\$1,500.00
			\$36,214.00
	Construction Contingency		\$3,621.40
	Total Alternative B		\$39,835.40
	Alternative "C" 3000 East Paving		
80	3.5" Asphalt	\$1.88	\$67,369.80
81	7" Road-Base	\$0.85	\$29,652.25
82	30" Curb & Gutter	\$13.00	\$13,195.00
			\$110,217.05
	Construction Contingency		\$11,021.71
	Total Alternative C		\$121,238.76
	Balance to Complete Bid Project		\$257,115.16

HELA SEEGMILLER HISTORIC FARM
BUDGET REVIEW
FEBRUARY 3, 2014

	2014-2015 Budget		
	2 FAMILY UNIT RESTROOM (ATTACHED TO BARN)		\$75,000.00
	SITE FURNISHINGS		
	24 TABLES		\$10,500.00
	6 TRASH RECEPTACLES		\$3,870.00
	2BBQ		\$2,266.00
	SUB-TOTAL FURNISHINGS		\$16,636.00
	LANDSCAPE & IRRIGATION		
	BASE BID		
	LANDSCAPE & IRRIGATION (AROUND BUILDINGS AND ALONG TRAIL)		\$101,590.00
	LANDSCAPE RESTORATION		\$5,829.50
	ALTERNATIVE A		
	Landscape Restoration		\$10,000.00
	ALTERNATIVE B		
	Landscape & Irrigation		\$15,307.50
	ALTERNATIVE C		
	Landscape & Irrigation		\$57,242.50
	SUB-TOTAL LANDSCAPE & IRRIGATION		\$189,969.50
	BALANCE TO COMPLETE PARK SITE		\$281,605.50
	(DOES NOT INCLUDE DEVELOPMENT OF FUTURE BUILDING SITES ALONG AVENUE)		





DATE	1-15-14
FOR NUMBER	4383-12
SCALE	
DRAWN BY	CAC
CHECKED BY	CSH
DATE	
APPROVED	
DESIGNED BY	
DATE	

2003 N. COW CANYON BLVD. SUITE 201 WASHINGTON, UTAH 84705-0277 TEL (435) 673-8000 FAX (435) 673-8008
ALLIANCE CONSULTING
 A Planning and Engineering Firm

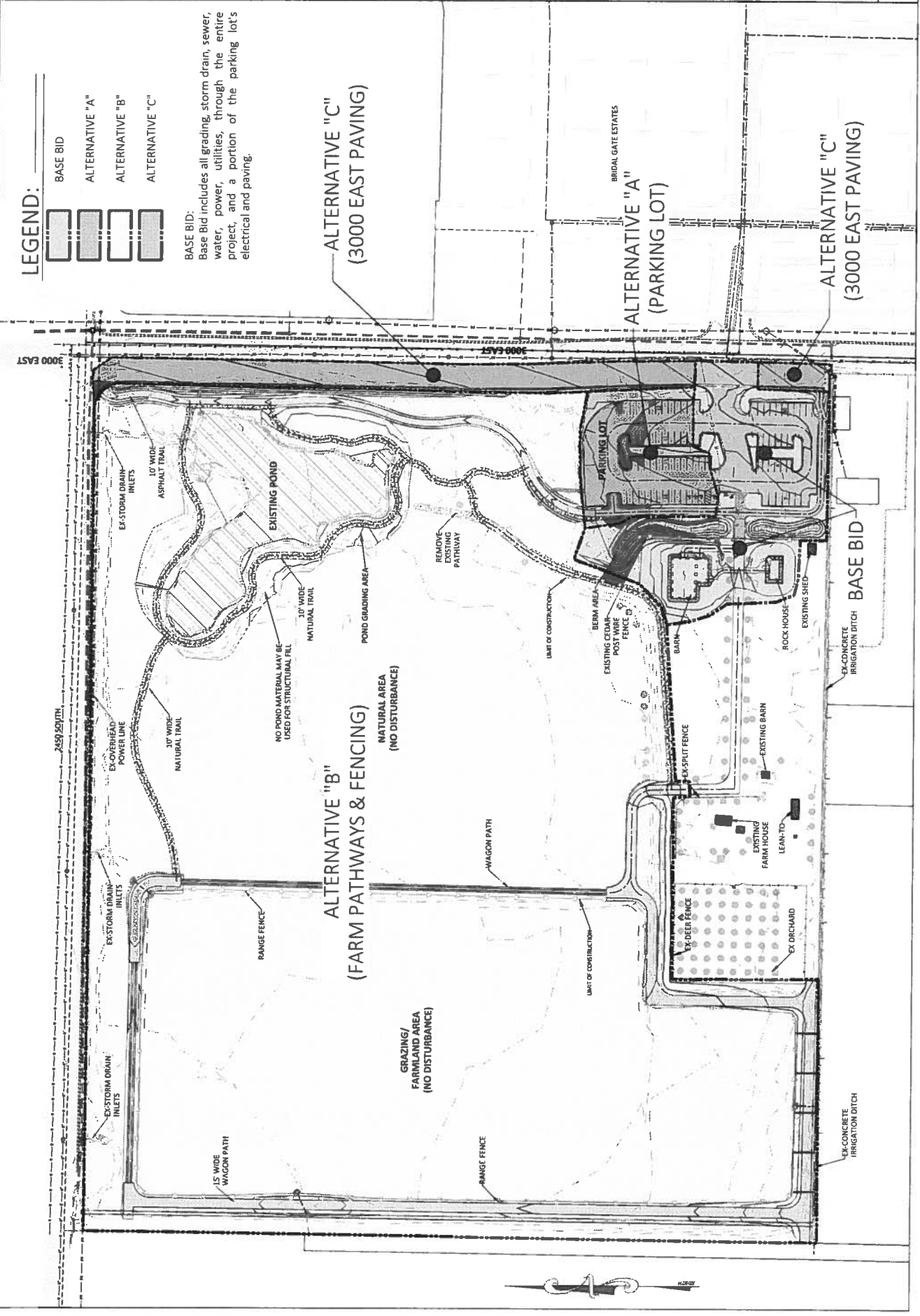
PROJECT BIDDING MAP
 FOR
 CITY OF ST. GEORGE
 LOCATED IN NW 1/4 SECTION 10
 TOWNSHIP 43 SOUTH, RANGE 15 WEST, SUBM.
 CITY OF ST. GEORGE, WASH. CO., UTAH

SHEET
1
 OF 1

LEGEND:

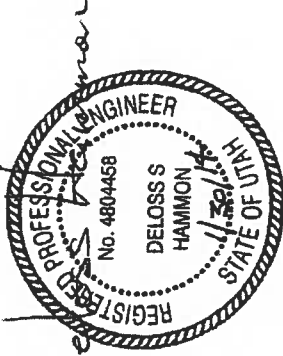
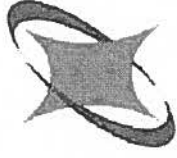
-  BASE BID
-  ALTERNATIVE "A"
-  ALTERNATIVE "B"
-  ALTERNATIVE "C"

BASE BID:
 Base Bid includes all grading, storm drain, sewer, water, power, utilities, through the entire project, and a portion of the parking lot's electrical and paving.



BID TABULATION St. George City Hela Seegmiller Historic Farm
 PREPARED BY Alliance Consulting
 INQUIRY NO 13-0042
 CLOSING DATE 1-28-14

ALLIANCE CONSULTING
 A Planning and Engineering Firm
 2303 North Coral Canyon Blvd
 Suite 201
 Washington, UT 84780
 t. 435.673.8060
 f. 435.673.8065

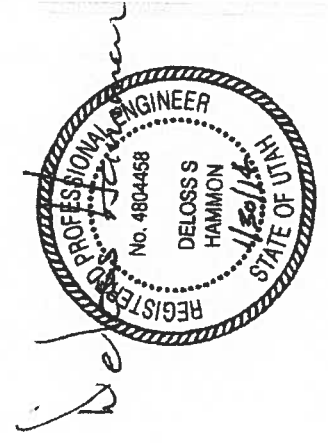


Hela Seegmiller Historic Farm

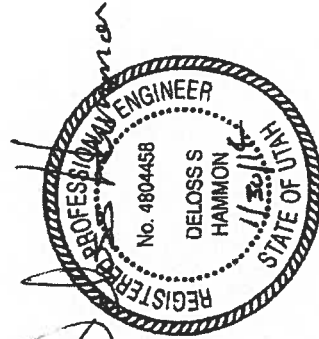
No.	Item	Unit	Quantity	JP Excavating Inc.		JMI Constructors		Progressive Contracting		Bud Mahas Construction	
				Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
1	Mobilization	LS	1	\$75,000.00	\$75,000.00	\$32,000.00	\$32,000.00	\$112,000.00	\$112,000.00	\$33,000.00	\$33,000.00
2	Traffic Control	LS	1	\$1,600.00	\$1,600.00	\$3,300.00	\$3,300.00	\$3,360.00	\$3,360.00	\$6,768.30	\$6,768.30
3	Dust Control	LS	1	\$3,500.00	\$3,500.00	\$6,600.00	\$6,600.00	\$6,720.00	\$6,720.00	\$8,804.40	\$8,804.40
4	Clear & Grub	LS	1	\$10,000.00	\$10,000.00	\$13,200.00	\$13,200.00	\$4,256.00	\$4,256.00	\$13,420.00	\$13,420.00
5	Earthwork/Rework/Import (Approx 5,455 cu yd. moved & approx 1,280 cu yd. Import)	LS	1	\$40,000.00	\$40,000.00	\$80,000.00	\$80,000.00	\$99,200.00	\$99,200.00	\$63,497.50	\$63,497.50
6	Berm Grading	LS	1	\$1,500.00	\$1,500.00	\$7,700.00	\$7,700.00	\$3,360.00	\$3,360.00	\$6,352.50	\$6,352.50
7	3000 East Tensar BX 1300	SQ.FT.	23,220	\$0.60	\$13,932.00	\$0.44	\$10,216.80	\$0.97	\$22,523.40	\$0.65	\$15,093.00
8	3000 East 8" Subbase	SQ.FT.	11,815	\$1.05	\$12,405.75	\$0.94	\$11,106.10	\$0.83	\$9,806.45	\$1.38	\$16,304.70
9	Ground Water Mitigation & Soil Stabilization	LS	1	\$15,000.00	\$15,000.00	\$27,500.00	\$27,500.00	\$13,440.00	\$13,440.00	\$9,563.40	\$9,563.40
10	Remove Existing Curb & Gutter (Approx 65.0')	LS	1	\$100.00	\$100.00	\$440.00	\$440.00	\$728.00	\$728.00	\$3,434.20	\$3,434.20
11	Rock Tracking Pad	LS	1	\$500.00	\$500.00	\$1,320.00	\$1,320.00	\$1,120.00	\$1,120.00	\$2,252.80	\$2,252.80
12	12" Straw Wattles	LN.FT.	475	\$5.50	\$2,612.50	\$4.40	\$2,090.00	\$7.23	\$3,434.25	\$10.96	\$5,206.00
13	Pre-Construction Conditions/SWPPP Documentations	LS	1	\$1,000.00	\$1,000.00	\$2,750.00	\$2,750.00	\$5,600.00	\$5,600.00	\$5,392.20	\$5,392.20
SUBTOTAL					\$177,150.25		\$198,222.90		\$225,548.10		\$189,089.00

STORM DRAIN											
14	Single Inlet Catch Basin with Grate (Replace asphalt and Curbing)	LS	1	\$2,900.00	\$2,900.00	\$4,950.00	\$4,950.00	\$3,262.00	\$3,262.00	\$2,579.50	\$2,579.50
15	24" HDPE Storm Drain Pipe	LN.FT.	30	\$52.00	\$1,560.00	\$99.00	\$2,970.00	\$71.33	\$2,139.90	\$65.49	\$1,964.70
16	24" Outlet Structure with Rip-Rap & Filter Fabric	EACH	1	\$1,000.00	\$1,000.00	\$1,100.00	\$1,100.00	\$1,403.62	\$1,403.62	\$922.90	\$922.90
17	18" HDPE Storm Drain Pipe	LN.FT.	60	\$30.00	\$1,800.00	\$99.00	\$5,940.00	\$61.43	\$3,685.80	\$36.19	\$2,171.40
18	18" Inlet/Outlet Structure with Rip-Rap & Filter Fabric	EACH	4	\$900.00	\$3,600.00	\$1,100.00	\$4,400.00	\$1,293.36	\$5,173.44	\$878.90	\$3,515.60
19	12" RCP Culvert	LN.FT.	20	\$54.00	\$1,080.00	\$110.00	\$2,200.00	\$61.39	\$1,227.80	\$52.80	\$1,056.00
20	12" HDPE Storm Drain Pipe	LN.FT.	91	\$26.00	\$2,366.00	\$61.60	\$5,605.60	\$34.07	\$3,100.37	\$33.17	\$3,018.47
21	12" D50 Rip-Rap with Filter Fabric	SQ.FT.	500	\$6.00	\$3,000.00	\$11.00	\$5,500.00	\$8.96	\$4,480.00	\$18.70	\$9,350.00
22	Fix Existing Concrete Irrigation Ditch with SD Pipe	LS	1	\$2,000.00	\$2,000.00	\$4,400.00	\$4,400.00	\$1,680.00	\$1,680.00	\$770.00	\$770.00
SUBTOTAL					\$19,306.00		\$37,065.60		\$26,152.93		\$25,348.57

No.	Item	Unit	Quantity	JP Excavating Inc.		JMI Constructors		Progressive Contracting Inc.		Bud Mahas Construction Inc.	
				Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
Sewer											
23	Cleanouts	EACH	4	\$700.00	\$2,800.00	\$550.00	\$2,200.00	\$342.75	\$1,371.00	\$459.80	\$1,839.20
24	6" SDR-35 PVC Sewer Line	LN.FT.	245	\$23.00	\$5,635.00	\$27.50	\$6,737.50	\$24.83	\$6,083.35	\$23.83	\$5,838.35
25	4" SDR-35 PVC Sewer Line	LN.FT.	106	\$21.00	\$2,226.00	\$27.50	\$2,915.00	\$18.24	\$1,933.44	\$23.06	\$2,444.36
26	Slurry Encasement Around Pipes	LS	1	\$2,000.00	\$2,000.00	\$1,320.00	\$1,320.00	\$2,198.00	\$2,198.00	\$4,950.00	\$4,950.00
27	Tie to Existing Sewer Manhole	LS	1	\$1,300.00	\$1,300.00	\$990.00	\$990.00	\$3,360.00	\$3,360.00	\$733.70	\$733.70
SUBTOTAL					\$13,961.00		\$14,162.50		\$14,945.79		\$15,805.61
Water & Irrigation											
28	Relocate Existing Fire Hydrant Assembly	LS	1	\$1,200.00	\$1,200.00	\$3,850.00	\$3,850.00	\$1,230.67	\$1,230.67	\$2,860.00	\$2,860.00
29	Relocated existing Water Meter	LS	1	\$1,200.00	\$1,200.00	\$2,860.00	\$2,860.00	\$1,849.47	\$1,849.47	\$2,970.00	\$2,970.00
30	6" PVC C-900 Water Line & locator wire (Fire Line)	LN.FT.	159	\$40.00	\$6,360.00	\$38.50	\$6,121.50	\$40.08	\$6,372.72	\$37.16	\$5,908.44
31	8" Tee	EACH	1	\$500.00	\$500.00	\$2,200.00	\$2,200.00	\$1,938.16	\$1,938.16	\$1,252.90	\$1,252.90
32	8" x 6" Reducer	EACH	1	\$270.00	\$270.00	\$880.00	\$880.00	\$691.81	\$691.81	\$704.00	\$704.00
33	6" 90 deg Bend	EACH	2	\$200.00	\$400.00	\$880.00	\$1,760.00	\$564.52	\$1,129.04	\$479.60	\$959.20
34	2" PVC Water Line with Bends and Fittings	LN.FT.	153	\$9.00	\$1,377.00	\$11.00	\$1,683.00	\$11.22	\$1,716.66	\$15.63	\$2,391.39
35	1" PVC Water Line with Bends and Fittings	LN.FT.	40	\$6.00	\$240.00	\$11.00	\$440.00	\$6.02	\$240.80	\$13.28	\$531.20
36	2" PVC Irrigation line with Bends and Fittings	LN.FT.	62	\$7.00	\$434.00	\$27.50	\$1,705.00	\$11.69	\$724.78	\$14.51	\$899.62
SUBTOTAL					\$11,981.00		\$21,499.50		\$15,894.11		\$18,476.75
Power											
37	JUC Coordinating & Trenching	LS	1	\$3,000.00	\$3,000.00	\$4,950.00	\$4,950.00	\$2,956.80	\$2,956.80	\$4,950.00	\$4,950.00
38	Site Electrical (Secondary & Telephone)	LS	1	\$5,000.00	\$5,000.00	\$7,150.00	\$7,150.00	\$4,923.52	\$4,923.52	\$7,150.00	\$7,150.00
39	Double Mounted Street Lights	EACH	1	\$2,800.00	\$2,800.00	\$2,420.00	\$2,420.00	\$2,643.20	\$2,643.20	\$2,420.00	\$2,420.00
40	Single Mounted Street Light	EACH	2	\$2,500.00	\$5,000.00	\$1,870.00	\$3,740.00	\$4,401.60	\$8,803.20	\$1,870.00	\$3,740.00
41	Pathway Lighting	EACH	3	\$1,000.00	\$3,000.00	\$3,806.00	\$11,418.00	\$3,603.04	\$10,809.12	\$3,806.00	\$11,418.00
42	Remove & Replace Asphalt and Base	Sq.Ft.	230	\$4.00	\$920.00	\$11.96	\$2,750.80	\$4.42	\$1,016.60	\$11.96	\$2,750.80
43	Landscaping Conduits & Locator Wire	LN.FT.	480	\$6.00	\$2,880.00	\$3.30	\$1,584.00	\$10.80	\$5,184.00	\$16.50	\$7,920.00
SUBTOTAL					\$22,600.00		\$34,012.80		\$36,336.44		\$40,348.80



No.	Item	Unit	Quantity	JP Excavating Inc.		JMI Constructors		Progressive Contracting Inc.		Bud Mahas Construction Inc.	
				Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
Pavement											
44	3.5" thick Category I Asphalt (with Prime)	SQ.FT.	3,350	\$2.25	\$7,537.50	\$1.10	\$3,685.00	\$2.26	\$7,571.00	\$2.26	\$7,571.00
45	7" Type II Gravel Base	SQ.FT.	3,250	\$0.97	\$3,152.50	\$0.88	\$2,860.00	\$0.87	\$2,827.50	\$1.00	\$3,250.00
46	2.5" thick Category I Asphalt (with Prime)	SQ.FT.	19,635	\$1.54	\$30,237.90	\$1.43	\$28,078.05	\$1.43	\$28,078.05	\$1.43	\$28,078.05
47	6" Type II Gravel Base	SQ.FT.	19,635	\$0.81	\$15,904.35	\$0.77	\$15,118.95	\$0.81	\$15,904.35	\$0.86	\$16,886.10
48	4" Thick Pathway Base Material	SQ.FT.	3,530	\$1.27	\$4,483.10	\$2.20	\$7,766.00	\$0.81	\$2,859.30	\$0.73	\$2,576.90
49	30" Curb & Gutter, with Transitions to Spill Curbs	LN.FT.	1,100	\$12.50	\$13,750.00	\$16.50	\$18,150.00	\$12.35	\$13,585.00	\$20.90	\$22,990.00
50	Entrance Colored Concrete	SQ.FT.	600	\$8.00	\$4,800.00	\$7.70	\$4,620.00	\$5.96	\$3,576.00	\$11.00	\$6,600.00
51	ADA ramps	EACH	1	\$830.00	\$830.00	\$1,320.00	\$1,320.00	\$847.00	\$847.00	\$1,210.00	\$1,210.00
52	72" Concrete Water Way	EACH	1	\$4,000.00	\$4,000.00	\$6,600.00	\$6,600.00	\$5,663.00	\$5,663.00	\$3,300.00	\$3,300.00
53	72" Trail Waterway Crossing Into Conc. Irrigation Ditch	EACH	1	\$4,000.00	\$4,000.00	\$2,860.00	\$2,860.00	\$1,267.00	\$1,267.00	\$2,200.00	\$2,200.00
54	3" Minus Gravel around the Buildings	SQ.FT.	1,480	\$1.25	\$1,850.00	\$5.50	\$8,140.00	\$2.19	\$3,241.20	\$4.40	\$6,512.00
55	Street Signs Plaque and Post	EACH	1	\$325.00	\$325.00	\$715.00	\$715.00	\$215.04	\$215.04	\$550.00	\$550.00
56	Remove and Relocate Warning Markers (3 signs)	LS	1	\$200.00	\$200.00	\$495.00	\$495.00	\$208.32	\$208.32	\$550.00	\$550.00
57	Pavement Markings	LS	1	\$1,500.00	\$1,500.00	\$1,100.00	\$1,100.00	\$2,240.00	\$2,240.00	\$2,750.00	\$2,750.00
SUBTOTAL				\$92,570.35		\$101,508.00		\$88,082.76		\$105,024.05	
Structures											
58	Barn & Restroom Building	LS	1	\$335,000.00	\$335,000.00	\$279,000.00	\$279,000.00	\$382,800.00	\$382,800.00	\$346,500.00	\$346,500.00
59	Rock House Building	LS	1	\$93,000.00	\$93,000.00	\$80,100.00	\$80,100.00	\$91,394.00	\$91,394.00	\$137,500.00	\$137,500.00
SUBTOTAL				\$428,000.00		\$359,100.00		\$474,194.00		\$484,000.00	
TOTAL				\$765,568.60		\$765,571.30		\$881,154.13		\$878,092.78	



No.	Item	Unit	Quantity	JP Excavating Inc.		JMI Constructors		Progressive Contracting Inc.		Bud Mahas Construction Inc.	
				Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
Alternate "A" Parking Lot											
60	2.5" thick Category I Asphalt (with Prime)	SQ.FT.	22,250	\$1.45	\$32,262.50	\$1.46	\$32,485.00	\$1.46	\$32,485.00	\$1.46	\$32,485.00
61	6" Type II Gravel Base	SQ.FT.	22,250	\$0.81	\$18,022.50	\$1.10	\$24,475.00	\$0.76	\$16,910.00	\$1.00	\$22,250.00
62	30" Curb & Gutter, with Transitions to Spill Curbs	LN.FT.	890	\$12.50	\$11,125.00	\$16.50	\$14,685.00	\$13.30	\$11,837.00	\$20.90	\$18,601.00
63	ADA Signs & Bumpers	EACH	4	\$550.00	\$2,200.00	\$275.00	\$1,100.00	\$229.60	\$918.40	\$440.00	\$1,760.00
64	Road Closed Signs & Markers	LS	1	\$500.00	\$500.00	\$1,045.00	\$1,045.00	\$1,182.16	\$1,182.16	\$1,100.00	\$1,100.00
65	Parking Lot Pavement Markings	LS	1	\$1,200.00	\$1,200.00	\$550.00	\$550.00	\$1,120.00	\$1,120.00	\$2,750.00	\$2,750.00
66	Site Electrical (Secondary Line)	LS	1	\$6,000.00	\$6,000.00	\$2,200.00	\$2,200.00	\$5,791.52	\$5,791.52	\$7,722.00	\$7,722.00
67	Double Mounted Street Lights	EACH	2	\$3,000.00	\$6,000.00	\$2,200.00	\$4,400.00	\$2,643.20	\$5,286.40	\$2,420.00	\$4,840.00
68	Single Mounted Street Light	EACH	4	\$4,500.00	\$10,000.00	\$1,650.00	\$6,600.00	\$2,200.80	\$8,803.20	\$1,870.00	\$7,480.00
Alternate "A" TOTAL				\$87,310.00		\$87,540.00		\$84,333.68		\$98,988.00	
Alternate "B" Farm Pathways & Fencing											
69	Wagon Path Tracked 3" Type II Gravel Base	SQ.FT.	4,800	\$0.60	\$2,880.00	\$2.20	\$10,560.00	\$1.93	\$9,264.00	\$1.32	\$6,336.00
70	Wagon Path 15" Wide 3" Type II Gravel Base	SQ.FT.	34,800	\$0.84	\$29,232.00	\$1.10	\$38,280.00	\$1.12	\$38,976.00	\$1.10	\$38,280.00
71	Cedar Post Range Fence	LN.FT.	2,370	\$3.00	\$7,110.00	\$2.53	\$5,996.10	\$6.60	\$15,642.00	\$6.49	\$15,381.30
72	20' Cedar Post Access Gates	EACH	2	\$800.00	\$1,600.00	\$550.00	\$1,100.00	\$3,080.00	\$6,160.00	\$935.00	\$1,870.00
73	Concrete Spillways	EACH	5	\$1,000.00	\$5,000.00	\$1,650.00	\$8,250.00	\$1,463.00	\$7,315.00	\$2,420.00	\$12,100.00
74	10' Wide 2" thick Category I Asphalt (with prime) Trail	SQ.FT.	13,275	\$1.60	\$21,240.00	\$1.65	\$21,903.75	\$1.36	\$18,054.00	\$1.43	\$18,983.25
75	10' Wide 6" thick Type II Gravel Base (Trail)	SQ.FT.	13,275	\$0.41	\$5,442.75	\$1.38	\$18,319.50	\$0.76	\$10,089.00	\$1.35	\$17,921.25
76	4" Type II Gravel Base on Natural Trails	SQ.FT.	25,170	\$0.80	\$20,136.00	\$1.38	\$34,734.60	\$0.76	\$19,129.20	\$1.22	\$30,707.40
77	ADA ramps	EACH	3	\$830.00	\$2,490.00	\$1,375.00	\$4,125.00	\$847.00	\$2,541.00	\$1,210.00	\$3,630.00
78	Trail Sign Plaque and Post	EACH	4	\$300.00	\$1,200.00	\$220.00	\$880.00	\$182.84	\$731.36	\$330.00	\$1,320.00
79	Trail Pavement markings	LS	1	\$1,500.00	\$1,500.00	\$1,320.00	\$1,320.00	\$672.00	\$672.00	\$880.00	\$880.00
Alternate "B" TOTAL				\$103,140.75		\$145,468.95		\$128,573.56		\$167,409.20	
Alternate "C" 3000 East Paving											
80	3.5" Asphalt	SQ.FT.	35,835	\$1.88	\$67,369.80	\$1.90	\$68,086.50	\$1.90	\$68,086.50	\$1.73	\$61,994.55
81	7" Road-Base	SQ.FT.	34,885	\$0.85	\$29,652.25	\$0.77	\$26,861.45	\$1.12	\$39,071.20	\$0.97	\$33,838.45
82	30" Curb & Gutter	LN.FT.	1,015	\$13.00	\$13,195.00	\$17.60	\$17,864.00	\$13.30	\$13,499.50	\$19.00	\$19,285.00
Alternate "C" TOTAL				\$110,217.05		\$112,811.95		\$120,657.20		\$115,118.00	
GRAND TOTAL				\$1,066,236.40		\$1,111,392.20		\$1,214,718.57		\$1,239,607.98	

DRAFTAgenda Item Number : **2E**

Request For Council Action

Date Submitted 2014-01-30 11:02:13**Applicant** Cameron Cutler**Quick Title** Bid Award - Little Valley Road Improvements**Subject** Consider award of bid to Interstate Rock Projects, Inc. in the amount of \$740,307.00 to construct the Little Valley Road Improvements.**Discussion** The project will consist of reconstructing a portion of Little Valley Road; installing a minimum asphalt width of 30 feet; installing curb, gutter, and sidewalk along the roadway in various locations; installing a waste water line for future use; and lowering the existing waterline in a section of the roadway. The bid also consisted of a base bid for the roadway with an additive alternate for additional paving, curb, gutter, and sidewalk.**Cost** \$740,307.00**City Manager Recommendation** Included in the current budget and much needed. Recommend approval.**Action Taken** tabled**Requested by** Larry H. Bulloch**File Attachments** [Little Valley Roadway Improvements Bid Tabulation.pdf](#)**Approved by Legal Department?****Approved in Budget?** Amount:**Additional Comments****Attachments** [Little Valley Roadway Improvements Bid Tabulation.pdf](#)

City of St. George
Little Valley Roadway Improvements
Bld 2:00 p.m. Tuesday, January 28, 2014

Base Bid - Little Valley Road

Item	Description	Quantity	Unit	Interstate Rock Products		Sunoco		JP Excavating		Met Clark, Inc		Progressive Contracting, Inc	
				Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
1	Mobilization	1	L.S.	\$17,000.00	\$17,000.00			\$60,000.00	\$60,000.00	\$37,500.00	\$37,500.00	\$79,100.00	\$79,100.00
2	Removal	1	L.S.	\$1,310.00	\$1,310.00	\$2,555.00	\$2,555.00	\$7,000.00	\$7,000.00	\$9,200.00	\$9,200.00	\$10,170.00	\$10,170.00
3	Barbwire	1	L.S.	\$70,900.00	\$70,900.00	\$97,600.00	\$97,600.00	\$20,000.00	\$20,000.00	\$80,000.00	\$80,000.00	\$47,000.00	\$47,000.00
4	Furnish and Install 60" Diameter Manhole	7	Each	\$3,300.00	\$23,100.00	\$4,076.00	\$28,532.00	\$3,700.00	\$25,900.00	\$3,910.00	\$27,370.00	\$6,143.32	\$43,003.24
5	Furnish and Install 8" PVC SDR-35 Sewer Pipe	1,390	L.F.	\$37.00	\$51,430.00	\$41.65	\$57,893.50	\$26.00	\$36,140.00	\$26.15	\$36,348.50	\$29.93	\$41,602.27
6	Furnish and Install New Sewer Lateral with Cleanup	11	Each	\$1,450.00	\$15,950.00	\$1,350.00	\$14,850.00	\$1,200.00	\$13,200.00	\$1,595.00	\$17,545.00	\$746.57	\$8,245.27
7	Furnish and Install New Water Service	2	Each	\$1,170.00	\$2,340.00	\$1,235.00	\$2,470.00	\$1,000.00	\$2,000.00	\$1,790.00	\$3,580.00	\$1,471.21	\$2,942.42
8	Furnish and Install 118/10-7 Curb and Gutter	2,804	L.F.	\$12.20	\$34,208.80	\$14.25	\$39,957.00	\$12.50	\$35,050.00	\$12.50	\$35,050.00	\$11.89	\$33,339.56
9	Furnish and Install 5' Sidewalk (6" Thick) with 6" Base	2,318	L.F.	\$14.75	\$34,190.50	\$16.50	\$38,247.00	\$19.00	\$44,042.00	\$15.20	\$35,233.60	\$15.95	\$36,972.10
10	Furnish and Install 5' Driveway Approach (6" Thick) with 6" Base	486	L.F.	\$20.00	\$9,720.00	\$21.80	\$10,594.80	\$22.00	\$10,692.00	\$22.15	\$10,764.90	\$21.03	\$10,220.58
11	Furnish and Install Colored Concrete Stairs	40	S.F.	\$28.50	\$1,140.00	\$27.50	\$1,100.00	\$20.00	\$800.00	\$22.55	\$902.00	\$23.80	\$952.00
12	Furnish and Install Concrete Driveway Replacement	597	S.F.	\$4.00	\$2,388.00	\$4.50	\$2,686.50	\$5.00	\$2,985.00	\$5.45	\$3,333.65	\$4.59	\$2,740.23
13	Furnish and Install Gravel Driveway (3" Gravel/2" Roadbase)	750	S.F.	\$0.60	\$450.00	\$1.15	\$862.50	\$1.00	\$750.00	\$2.00	\$1,500.00	\$0.95	\$712.50
14	Furnish and Install Handicap Ramp	4	Each	\$1,400.00	\$5,600.00	\$1,000.00	\$4,000.00	\$800.00	\$3,200.00	\$1,000.00	\$4,000.00	\$982.04	\$3,928.16
15	Furnish and Install 8" Waterway	45	L.F.	\$62.50	\$2,812.50	\$71.50	\$3,217.50	\$50.00	\$2,250.00	\$41.20	\$2,754.00	\$59.96	\$2,698.20
16	Adjust Valves to Match Finish Grade with Concrete Collar	8	Each	\$200.00	\$1,600.00	\$500.00	\$4,000.00	\$300.00	\$2,400.00	\$468.00	\$3,744.00	\$508.50	\$4,068.00
17	Adjust Meter Box to Grade with Concrete Collar	11	Each	\$150.00	\$1,650.00	\$500.00	\$5,500.00	\$250.00	\$2,750.00	\$365.00	\$4,015.00	\$423.75	\$4,661.25
18	Furnish and Install 10" Type II Untreated Roadbase	115,902	S.F.	\$0.83	\$95,039.64	\$0.85	\$98,516.70	\$1.00	\$115,902.00	\$0.76	\$88,085.52	\$1.41	\$163,421.82
19	Furnish and Install 3 1/2" Hot Mix Asphalt	108,682	S.F.	\$1.68	\$182,585.76	\$1.57	\$170,630.74	\$1.67	\$181,498.94	\$1.64	\$178,238.48	\$1.67	\$181,498.94
20	Furnish and Install 36" RCP Storm Drain Pipe	80	L.F.	\$42.00	\$3,360.00	\$76.75	\$6,140.00	\$95.00	\$7,600.00	\$86.00	\$6,880.00	\$98.39	\$7,871.20
21	Furnish and Install 24" RCP Storm Drain Pipe	40	L.F.	\$30.00	\$1,200.00	\$52.25	\$2,090.00	\$45.00	\$1,800.00	\$61.00	\$2,440.00	\$77.14	\$3,085.60
22	Furnish and Install 5'x6' Storm Drain Combo Box	2	Each	\$2,800.00	\$5,600.00	\$6,144.00	\$12,288.00	\$4,200.00	\$8,400.00	\$4,980.00	\$9,960.00	\$5,226.53	\$10,453.06
23	Furnish and Install 12" PVC C-900 Storm Drain Pipe	65	L.F.	\$20.00	\$1,300.00	\$50.75	\$3,298.75	\$70.00	\$4,550.00	\$66.00	\$4,290.00	\$33.89	\$2,202.85
24	Furnish and Install 24" RCP Storm Drain Pipe	2	Each	\$1,600.00	\$3,200.00	\$2,285.00	\$4,570.00	\$2,900.00	\$5,800.00	\$2,000.00	\$4,000.00	\$2,555.02	\$5,106.04
25	Misc Landscaping Repairs	1	L.S.	\$500.00	\$500.00	\$6,543.00	\$6,543.00	\$20,000.00	\$20,000.00	\$2,500.00	\$2,500.00	\$11,300.00	\$11,300.00
26	Traffic Control	1	L.S.	\$19,500.00	\$19,500.00	\$7,870.00	\$7,870.00	\$20,000.00	\$20,000.00	\$30,000.00	\$30,000.00	\$13,447.00	\$13,447.00
27	Overexcavate Subgrade 12" and Install TX140 Geogrid and 12" of 3" Minus Pit Run Structural Fill	48,000	S.F.	\$1.20	\$57,600.00	\$0.84	\$40,320.00	\$1.15	\$55,200.00	\$1.57	\$75,360.00	\$3.65	\$175,200.00
Total Base Bid					\$650,332.20		\$666,792.96		\$687,709.94		\$714,834.65		\$995,950.72

Cells with shading were adjusted per unit prices.

Additive Alternative 1 (Station 23+00 to 34+50)

Item	Description	Quantity	Unit	Interstate Rock Products		Sunoco		JP Excavating		Met Clark, Inc		Progressive Contracting, Inc	
				Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
A1	Barbwire	1	L.S.	\$2,000.00	\$2,000.00	\$3,360.00	\$3,360.00	\$5,000.00	\$5,000.00	\$9,000.00	\$9,000.00	\$11,300.00	\$11,300.00
A2	Furnish and Install 118/10-7 Curb and Gutter	979	L.F.	\$12.20	\$11,943.80	\$14.25	\$13,950.75	\$12.50	\$12,337.50	\$12.50	\$12,237.50	\$11.89	\$11,640.31
A3	Furnish and Install 5' Sidewalk (6" Thick) with 6" Base	768	L.F.	\$14.75	\$11,328.00	\$16.50	\$12,672.00	\$19.00	\$14,592.00	\$15.20	\$11,673.60	\$15.95	\$12,249.60
A4	Furnish and Install 5' Driveway Approach (6" Thick) with 6" Base	211	L.F.	\$20.00	\$4,220.00	\$21.80	\$4,599.80	\$22.00	\$4,642.00	\$20.50	\$4,325.50	\$21.03	\$4,437.33
A5	Furnish and Install 10" Type II Untreated Roadbase	24,196	S.F.	\$0.83	\$19,842.72	\$0.85	\$20,566.60	\$1.00	\$24,196.00	\$0.76	\$18,388.96	\$1.41	\$34,116.36
A6	Furnish and Install 3.5" Hot Mix Asphalt	24,196	S.F.	\$1.68	\$40,649.28	\$1.57	\$37,987.72	\$1.67	\$40,407.32	\$1.64	\$39,681.44	\$1.67	\$40,407.32
Total Additive Alternative 1					\$89,981.80		\$93,136.87		\$101,074.82		\$95,307.00		\$114,550.92

DRAFTAgenda Item Number : **3A**

Request For Council Action

Date Submitted 2014-02-10 10:06:57**Applicant** Novasource Sunwest LLC**Quick Title** Public Hrng & Ord for zone change R-1-10 to PD-Com**Subject** Consider a request for a zone change from residential R-1-10 to Planned Development Commercial on 0.66 acre located north of the intersection of River Road and 1450 South Street.**Discussion** This zone change request is to allow for construction of a Jiffy Lube vehicle service center on the north side of the Maverik store, and near the River Road bridge. Because the zone change is to PD-Commercial, the applicant has provided building elevation drawings and a materials sample board for exterior building materials. The proposed building height is one story, up to 23' tall. The main public concerns expressed at the PC meeting were for environmental protection. The Jiffy Lube rep is an environmental attorney who explained the many preventative measures to control any oil spills (no gasoline involved at site). The PC recommends approval with a condition relating to easements on the property.**Cost** \$0.00**City Manager Recommendation** Next to the Maverik on 1450 South. Planning Commission recommends approval.**Action Taken****Requested by** Bob N**File Attachments****Approved by Legal Department?****Approved in Budget?** **Amount:****Additional Comments**

Zone Change

PLANNING COMMISSION AGENDA REPORT: 01/21/2014
CITY COUNCIL SET DATE: 01/30/2014
CITY COUNCIL MEETING: 02/20/2014

ZONE CHANGE (PUBLIC HEARING)

Jiffy Lube

Case No. 2014-ZC-002

Request: To rezone from R-1-10 to PD-C

Project: Construction of a Jiffy Lube vehicle service center

Applicant: Novasource Sunwest LLC

Engineer: Rosenberg Associates

Area: Approximately 0.66 acres (28,803 sq. ft.)

Address: The property is located near the intersection of River Road and 1450 South.

Current Zone: R-1-10

General Plan: COM (Commercial)

Adjacent zones: (Reference Case No. 2014-ZC-001; Boulder Creek Crossings & Commons request to re-zone to PD-C)
The site is bounded on the north by the Virgin River floodplain (Open Space zoning), OS & R-1-10 zones to the west, and PD Commercial (Summit Athletic Center, and vacant land) to the east, and residential zoning and future commercial property to the south.

Narrative: The applicant has provided a narrative (attached).

Land Use: This project is for an automotive service facility, but reference also the associated and proposed PD-C use list in Case No. 2014-ZC-001; Boulder Creek Crossings & Commons request that will encompass this site.

Phasing: This project will be constructed in one complete phase.

Design: The architect has prepared colored elevation drawings which list proposed material samples and colors, included with the submitted zone change package. The proposed building colors are complimentary earth tones with a light desert contemporary theme consistent with the adjacent Maverik fueling station and with the proposed Boulder Creek Commons

Planned Development, which is being submitted concurrently with this application. The proposed stucco colors are Pecos, Suede, and Sandlewood Beige. The proposed stone veneer is Grey Harristone. The trim color is dark bronze.

Height: The proposed building will be one story structure, with a maximum parapet height of 23 feet

Trash Enclosure: The proposed refuse storage area is shown on the Zone Change Site Plan. The area will be enclosed with a masonry block fence so that refuse will not be visible from the public streets or parking areas.

Landscaping: 6,718 sq ft (covers 23.32% of the total land area)

Access: Access to the site will be from River Road via a right-in right-out shared driveway with Maverik, as shown on the Zone Change Site Plan. An additional access will be provided to 1450 South Street via a shared access/driveway with the Boulder Creek Commons parcel located adjacent to the east side of the parcel. A detailed driveway layout and access plan will be prepared and submitted with the construction plans.

The site layout as proposed on the Zone Change Site Plan has provided for safe and convenient turning space for cars, public utility maintenance vehicles, firefighting equipment, etc.

Parking: $2,294 / 250 = 9$ spaces

Lighting: A photometric plan with 'dark sky style' lighting will be provided when the civil engineering plans are submitted.

The general locations of proposed site light poles are shown on the Zone Change Site Plan. Typical site lighting will consist of a shoe box style light fixture mounted on an 18-foot high pole, spaced approximately 50 to 60 feet apart. Light styles will match the site lighting at the Summit Health Club, the adjacent Maverik, and the Boulder Creek Commons planned development. The proposed building lighting is shown on the colored building architectural renderings. The proposed light fixtures shall contain a night sky cut off to minimize glare. Site lighting shall be spaced to illuminate less than one foot candle at the property perimeter.

Parking lot lighting shall be less than one foot candle at property line.

Comments:

This item was discussed at the Planning Commission for approximately one hour. It followed on the agenda the controversial Boulder Creek Crossings and Commons commercial center project that was discussed and tabled after 2 ½ hours.

A main concern of residents was environmental protection. The representative for Jiffy Lube (an environmental attorney) explained in detail the mitigations to be in place with this project and other aspects of the business; his comments are summarized as follows:

1. Only oil is processed (no gasoline) and the viscosity allows for a much easier clean-up (does not 'migrate' in water table).
2. A company called Thermo Fluids picks up the used motor oil on a regular basis. It is taken to be recycled (Las Vegas).
3. There is a water proof concrete vault in the building in which oil drums are stored (double containment).
4. Oil drums have an inlet shut-off valve to contain all oil collected. Typically use 55 gallon drums and the maximum volume ever on site would be 1,500 to 2,000 gallons.
5. There are no underground storage tanks (not like a gas station).
6. If oil is not collected at a business such as Jiffy Lube, many private residents would dispose of oil at landfills and it would not be recycled.
7. UL certified containers are used.
8. Approximately 40 vehicles a day are serviced; about 4 per hour - low traffic impact.
9. Meet all environmental laws in existence.
10. If there were any release Jiffy Lube acknowledges liability, but motor oil remediation is insignificant (due to viscosity).

P.C.:

The Planning Commission recommends approval with the recommended condition:

1. The applicant shall provide the City Attorney's Office the legal agreement that ensures preservation of temporary or replacement easement for access to the facility as well as the maintenance and use as part of the agreement.

ST. GEORGE RIVER ROAD JIFFY LUBE

1450 South River Road, St. George, Utah

1.0 INTRODUCTION

Novasource Sunwest, LLC is proposing to change the zoning for approximately 0.66 acres of R-1-10 property located near the intersection of River Road and 1450 South Street to Planned Development (PD) Commercial. It is the intent of the applicants to utilize this land for the construction of a Jiffy Lube vehicle service center. The project will be known as the St. George River Road Jiffy Lube.

This written text will address the requirements of Section 10-10-2 of the City of St. George Zoning Ordinance, in the order outlined therein.

2.0 USE OF LAND

Jiffy Lube is a chain of over 2,000 businesses in North America offering oil changes and other automotive services. The company is based in Houston, Texas, and is a subsidiary of Shell Oil. Jiffy Lube consists of more than 2,000 franchised service centers throughout North America and Canada, serving approximately 24 million customers each year. Jiffy Lube service centers are 100% franchise-owned, independently owned and operated by 252 entity groups. Headquartered in Houston, Texas, Jiffy Lube is a wholly owned, indirect subsidiary of the Shell Oil Company.

In accordance with Section 10-10-2 of the City of St. George Zoning Ordinance, Jiffy Lube would be classified under the "Automobile and Vehicle Services" category, which includes automobile repair, storage, including paint, body and fender, brake, muffler, upholstery or transmission work, conducted within a completely enclosed building.

The proposed land use breakdown for the River Road Jiffy Lube location is illustrated on the Zone Change Site Plan, and will consist of the following:

Total Land Area: 28,803 sq ft (0.66 acres)

Building Footprint Area: 2,294 sq ft (covers 7.79% of the total land area)

Landscape Coverage Area: 6,718 sq ft (covers 23.32% of the total land area)

Parking Spaces: 9 required (9 provided including 1 ADA space)

3.0 BUILDING HEIGHT AND ELEVATIONS

Design West Architects has prepared colored elevation drawings which list proposed material samples and colors, included with this submitted zone change package. The proposed building colors are complimentary earth tones with a light desert contemporary theme consistent with

the adjacent Maverik fueling station and with the proposed Boulder Creek Commons Planned Development, which is being submitted concurrently with this application. The proposed stucco colors are Pecos, Suede, and Sandlewood Beige. The proposed stone veneer is Grey Harristone. The trim color is dark bronze.

The proposed building will be one story structure, with a maximum parapet height of 23 feet.

4.0 PROJECT DENSITY

This project is limited to one structure on the proposed site.

5.0 OPEN SPACES

No areas are currently being reserved in the proposed project limits for open space uses; however, the project site has been carefully planned to accommodate the requirements for construction within the adjacent Virgin River open space area, which includes accommodation for the FEMA designated 100-year floodplain, FEMA floodway, NRCS erosion hazard wall and additional height for project development, and the City of St. George master plan bicycle/pedestrian trail system extension. These features are shown on the Zone Change Site Plan.

6.0 PHASING PLAN

This project will be constructed in one complete phase.

7.0 TOPOGRAPHY

The major topographic feature for the site is the Virgin River, located immediately adjacent to the north boundary line. Proximity to the river boundary is being mitigated through the construction of the NRCS rock wall, which is currently in progress. An additional height will be added to the NRCS rock wall to provide additional erosion protection to the project site. Improvements within the FEMA floodway will be limited to non-structures such as parking spaces and landscape so as not to interfere with potential flood elevations. The building structure will also be required to be elevated at least one foot above the 100-year base flood elevation.

8.0 LANDSCAPE PLAN

The Zone Change Site Plan denotes areas designated for improved landscaping. Landscaping will be consistent with the Maverik and nearby Summit Athletic Club, comprised of low-water use plants and trees. Tree species planted along the public street right-of-way will match

varieties approved in the City of St. George Street Tree Ordinance. No lawn areas are currently being proposed.

A detailed site landscape plan denoting plant layout, materials, sizes and details, as well as irrigation layout and details, will be submitted with the construction plans.

9.0 AREA RESERVED FOR LANDSCAPING

As noted in Section 2.0, approximately 23.32% of the total land area will be landscaped.

10.0 UTILITIES

Utilities to the site will be accessed from River Road, or from 1450 South Street via the Maverik parcel. Jiffy Lube will be entering into a maintenance agreement with Maverik to access the sewer line, since it will be a private utility line. An existing major above-ground power line owned by Dixie Power is being partially relocated by Jiffy Lube and Maverik to cross River Road at the 1450 South Street intersection, which is currently in progress in conjunction with the construction of the Maverik.

A detailed site utility plan for water, sewer, power, communications, and natural gas will be submitted to the City of St. George Joint Utility Council (JUC) for coordination with the construction plans.

11.0 REFUSE STORAGE AREAS

The proposed refuse storage area is shown on the Zone Change Suite Plan. The area will be enclosed with a masonry block fence so that refuse will not be visible from the public streets or parking areas.

12.0 LIGHTING PLAN

The general locations of proposed site light poles are shown on the Zone Change Site Plan. Typical site lighting will consist of a shoe box style light fixture mounted on an 18-foot high pole, spaced approximately 50 to 60 feet apart. Light styles will match the site lighting at the Summit Health Club, the adjacent Maverik, and the Boulder Creek Commons planned development. The proposed building lighting is shown on the colored building architectural renderings. The proposed light fixtures shall contain a night sky cut off to minimize glare. Site lighting shall be spaced to illuminate less than one foot candle at the property perimeter.

13.0 ACCESS AND TURNING SPACE

Access to the site will be from River Road via a right-in right-out shared driveway with Maverik, as shown on the Zone Change Site Plan. An additional access will be provided to 1450 South

Street via a shared access/driveway with the Boulder Creek Commons parcel located adjacent to the east side of the parcel. A detailed driveway layout and access plan will be prepared and submitted with the construction plans.

The site layout as proposed on the Zone Change Site Plan has provided for safe and convenient turning space for cars, public utility maintenance vehicles, firefighting equipment, etc.

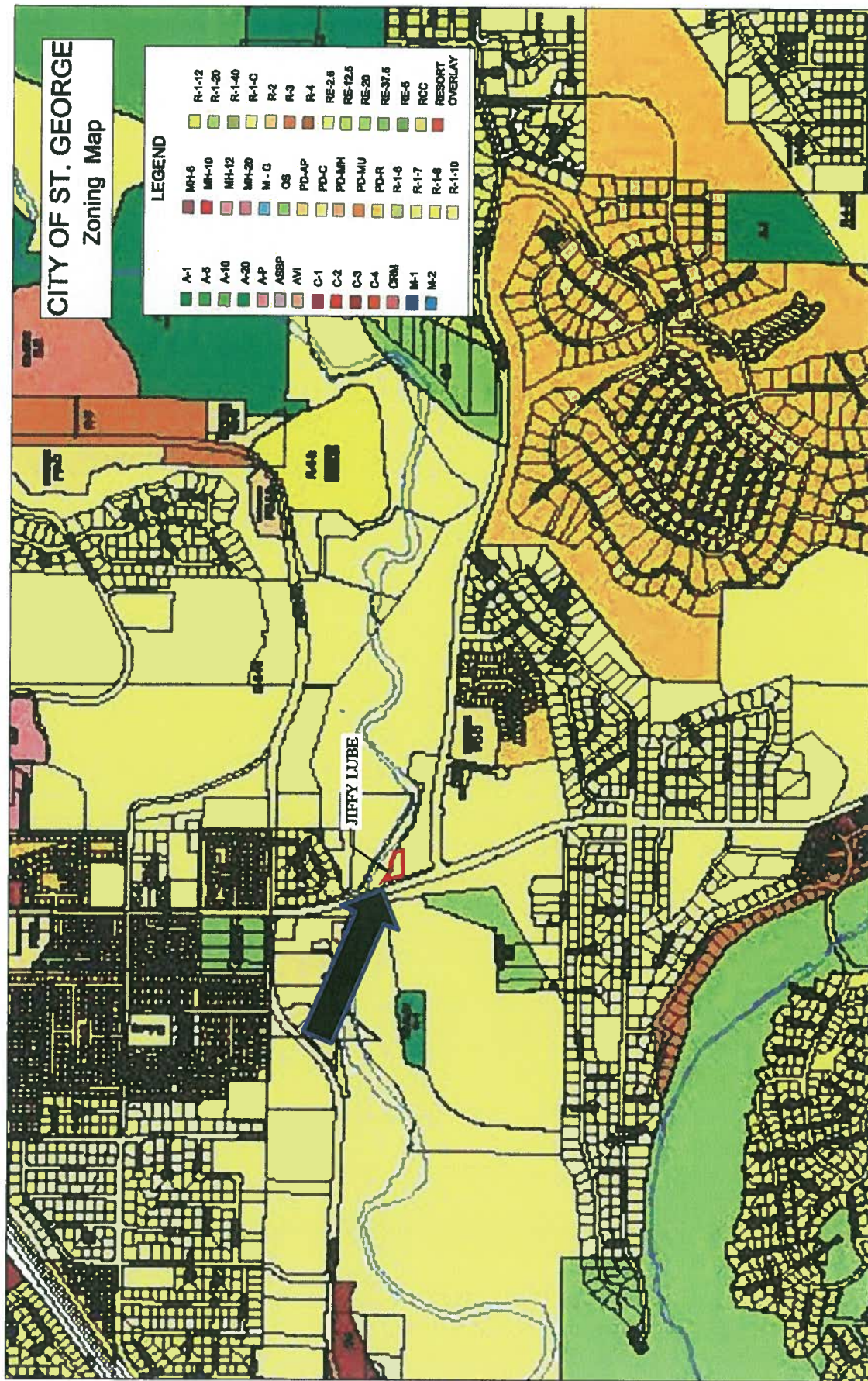
14.0 SIGNING

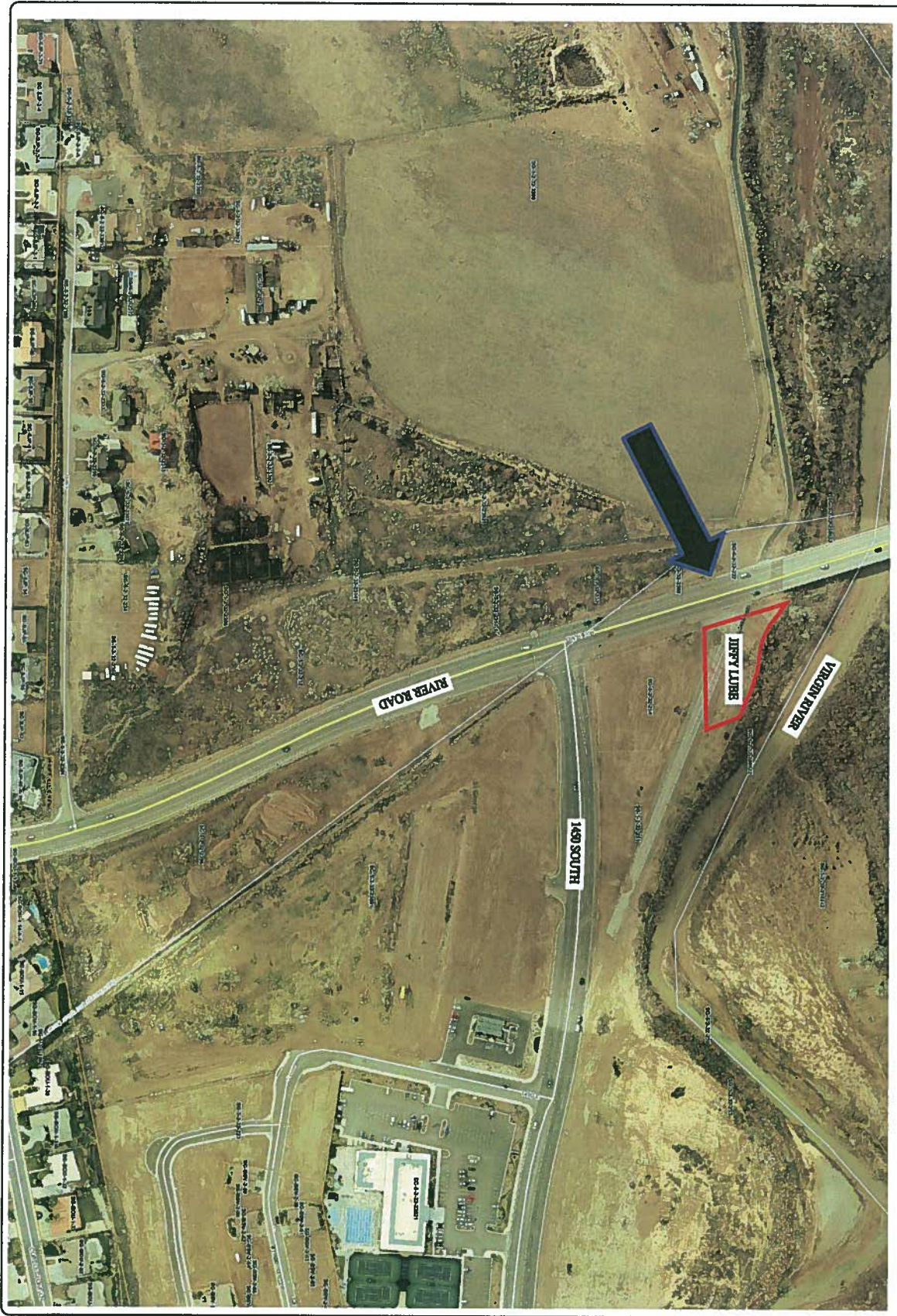
We anticipate that monument signage for the Jiffy Lube only will be utilized in the landscape area on River Road.

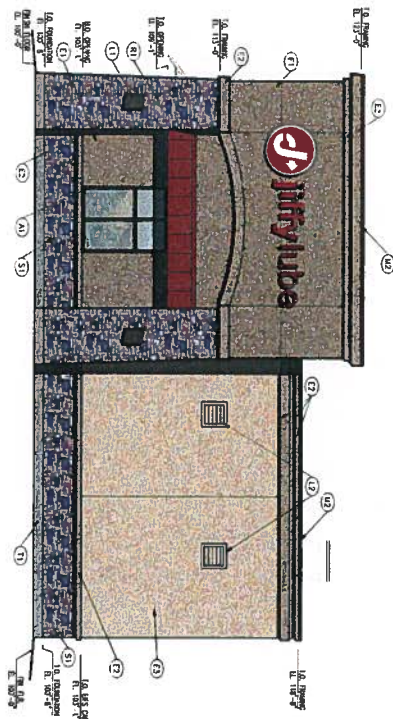
CITY OF ST. GEORGE Zoning Map

LEGEND

A-1	MH-6	R-1-12
A-5	MH-10	R-1-20
A-10	MH-12	R-1-40
A-20	MH-20	R-1-C
A-P	M-G	R-2
ASBP	OS	R-3
AVI	PD-AP	R-4
C-1	PD-C	RE-2.6
C-2	PD-MH	RE-12.5
C-3	PD-MU	RE-20
C-4	PD-R	RE-37.5
CRM	R-1-6	RE-6
M-1	R-1-7	RCC
M-2	R-1-8	RESORT
	R-1-10	OVERLAY





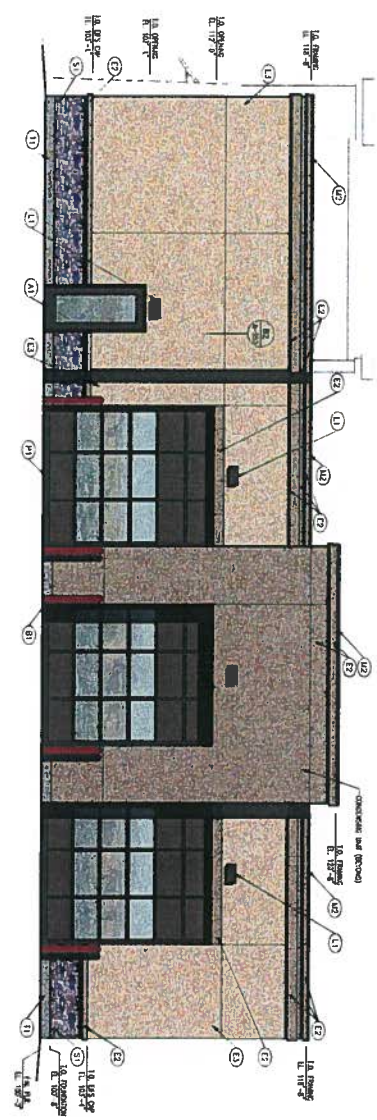


UNIFORM		DESCRIPTION		UNIFORM		DESCRIPTION	
(A1)	STRUCTURE	CONCRETE	CONCRETE	(A2)	CONCRETE	CONCRETE	CONCRETE
(B1)	INTERIOR WALLS	20' x 10' CONCRETE	CONCRETE	(B2)	INTERIOR WALLS	20' x 10' CONCRETE	CONCRETE
(C1)	20' x 10' CONCRETE	CONCRETE	CONCRETE	(C2)	20' x 10' CONCRETE	CONCRETE	CONCRETE
(D1)	20' x 10' CONCRETE	CONCRETE	CONCRETE	(D2)	20' x 10' CONCRETE	CONCRETE	CONCRETE
(E1)	20' x 10' CONCRETE	CONCRETE	CONCRETE	(E2)	20' x 10' CONCRETE	CONCRETE	CONCRETE
(F1)	20' x 10' CONCRETE	CONCRETE	CONCRETE	(F2)	20' x 10' CONCRETE	CONCRETE	CONCRETE
(G1)	20' x 10' CONCRETE	CONCRETE	CONCRETE	(G2)	20' x 10' CONCRETE	CONCRETE	CONCRETE
(H1)	20' x 10' CONCRETE	CONCRETE	CONCRETE	(H2)	20' x 10' CONCRETE	CONCRETE	CONCRETE
(I1)	20' x 10' CONCRETE	CONCRETE	CONCRETE	(I2)	20' x 10' CONCRETE	CONCRETE	CONCRETE
(J1)	20' x 10' CONCRETE	CONCRETE	CONCRETE	(J2)	20' x 10' CONCRETE	CONCRETE	CONCRETE
(K1)	20' x 10' CONCRETE	CONCRETE	CONCRETE	(K2)	20' x 10' CONCRETE	CONCRETE	CONCRETE
(L1)	20' x 10' CONCRETE	CONCRETE	CONCRETE	(L2)	20' x 10' CONCRETE	CONCRETE	CONCRETE
(M1)	20' x 10' CONCRETE	CONCRETE	CONCRETE	(M2)	20' x 10' CONCRETE	CONCRETE	CONCRETE
(N1)	20' x 10' CONCRETE	CONCRETE	CONCRETE	(N2)	20' x 10' CONCRETE	CONCRETE	CONCRETE
(O1)	20' x 10' CONCRETE	CONCRETE	CONCRETE	(O2)	20' x 10' CONCRETE	CONCRETE	CONCRETE
(P1)	20' x 10' CONCRETE	CONCRETE	CONCRETE	(P2)	20' x 10' CONCRETE	CONCRETE	CONCRETE
(Q1)	20' x 10' CONCRETE	CONCRETE	CONCRETE	(Q2)	20' x 10' CONCRETE	CONCRETE	CONCRETE
(R1)	20' x 10' CONCRETE	CONCRETE	CONCRETE	(R2)	20' x 10' CONCRETE	CONCRETE	CONCRETE
(S1)	20' x 10' CONCRETE	CONCRETE	CONCRETE	(S2)	20' x 10' CONCRETE	CONCRETE	CONCRETE
(T1)	20' x 10' CONCRETE	CONCRETE	CONCRETE	(T2)	20' x 10' CONCRETE	CONCRETE	CONCRETE
(U1)	20' x 10' CONCRETE	CONCRETE	CONCRETE	(U2)	20' x 10' CONCRETE	CONCRETE	CONCRETE
(V1)	20' x 10' CONCRETE	CONCRETE	CONCRETE	(V2)	20' x 10' CONCRETE	CONCRETE	CONCRETE
(W1)	20' x 10' CONCRETE	CONCRETE	CONCRETE	(W2)	20' x 10' CONCRETE	CONCRETE	CONCRETE
(X1)	20' x 10' CONCRETE	CONCRETE	CONCRETE	(X2)	20' x 10' CONCRETE	CONCRETE	CONCRETE
(Y1)	20' x 10' CONCRETE	CONCRETE	CONCRETE	(Y2)	20' x 10' CONCRETE	CONCRETE	CONCRETE
(Z1)	20' x 10' CONCRETE	CONCRETE	CONCRETE	(Z2)	20' x 10' CONCRETE	CONCRETE	CONCRETE

EXTERIOR FINISH SCHEDULE

C1 SIDE ELEVATION

1/4" = 1'-0"



A1 BACK ELEVATION

1/4" = 1'-0"

NOT FOR CONSTRUCTION

JIFFY LUBE ST GEORGE
ST GEORGE, UTAH

design west | architects
255 SOUTH 300 WEST LOGAN UT 84301
755 NORTH 400 WEST SALT LAKE CITY UT 84103

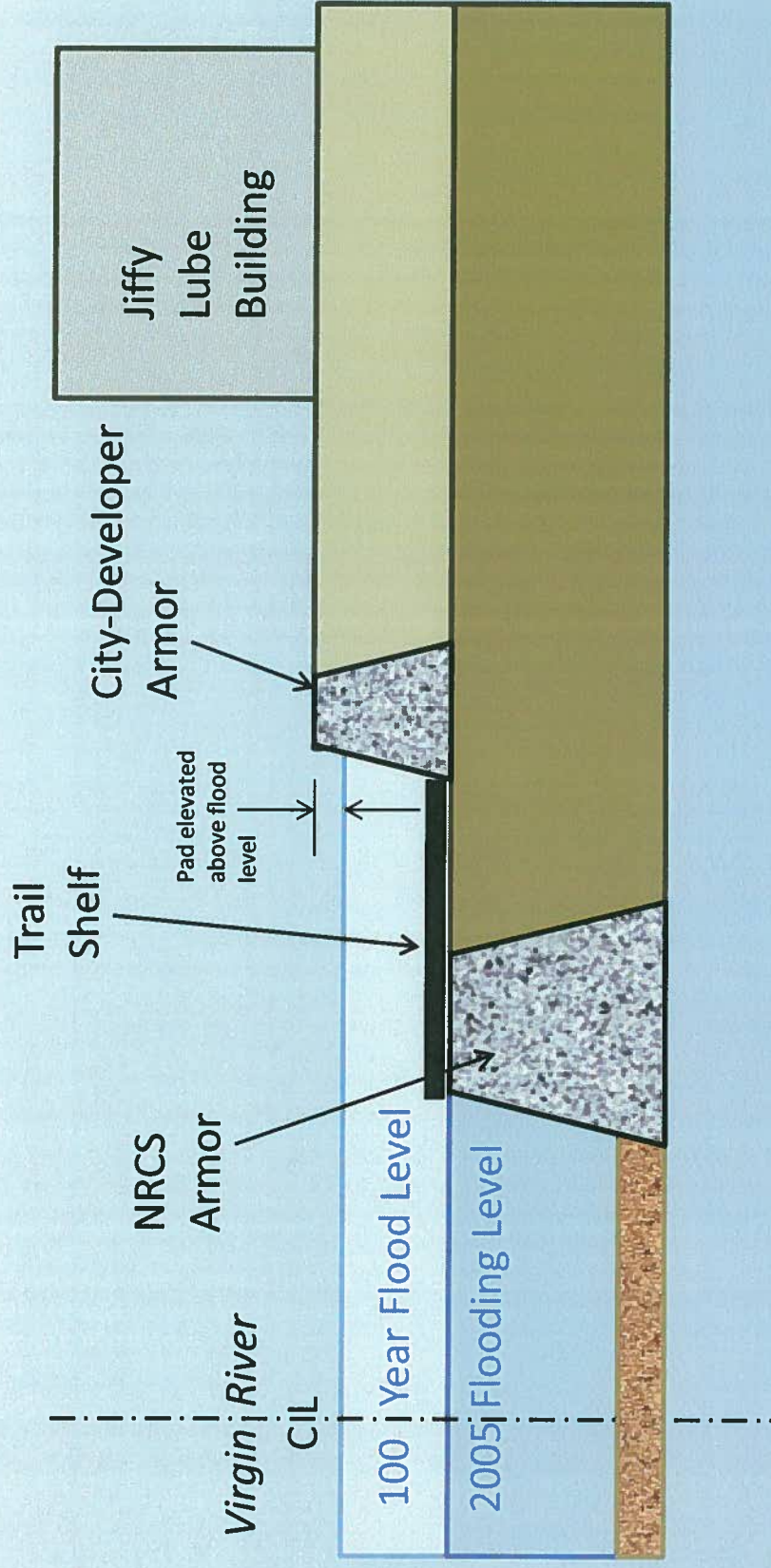
EXTERIOR ELEVATION
A-200
NOT FOR CONSTRUCTION
PROJECT # 412071
OWNER: JEFFREY
CHECKED BY: J. COIT
REVISION: 11/04/13

[illegible][illegible] $1/4" \times 1'-0"$

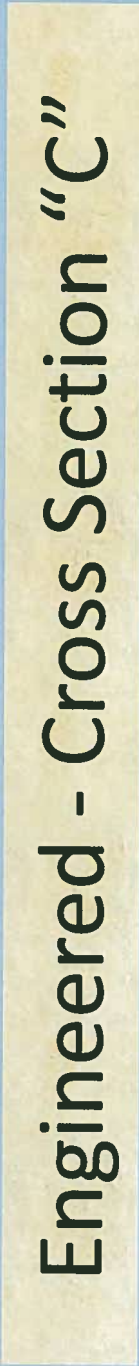
design west | architects
255 SOUTH 300 WEST LOGAN UT 84321
785 NORTH 400 WEST SALT LAKE CITY UT 84103

EXTERIOR ELEVATIONS

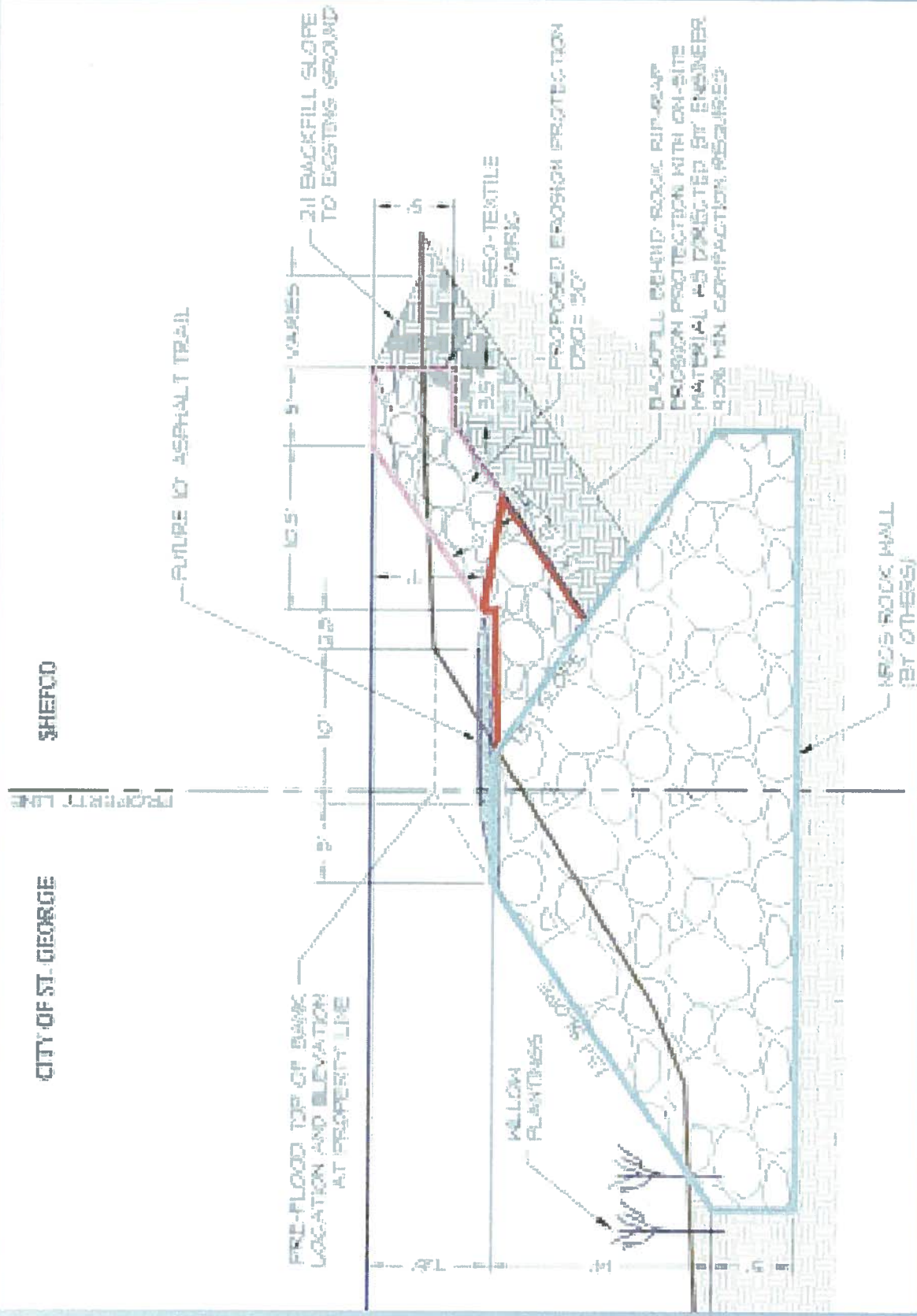
A-201



‘Conceptual’ Cross Section

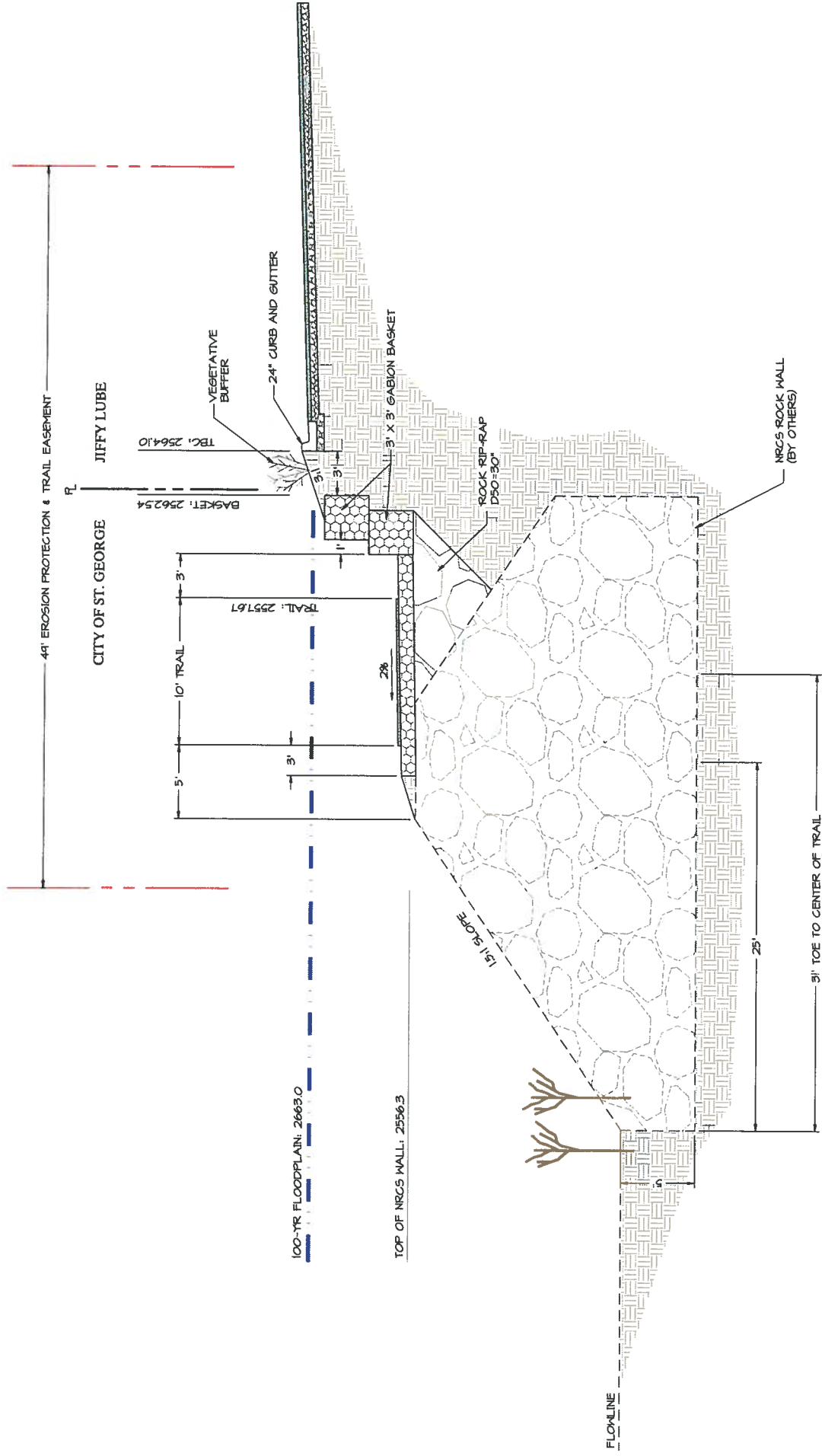


Engineered - Cross Section "C"



Close-up -Engineered -Cross Section "C"

Final Design



JIFFY LUBE AT VIRIGN RIVER

SCALE: NTS



This plat is furnished for information only. No liability is assumed by Assessor's or Recorder's Office as to correctness of such data.

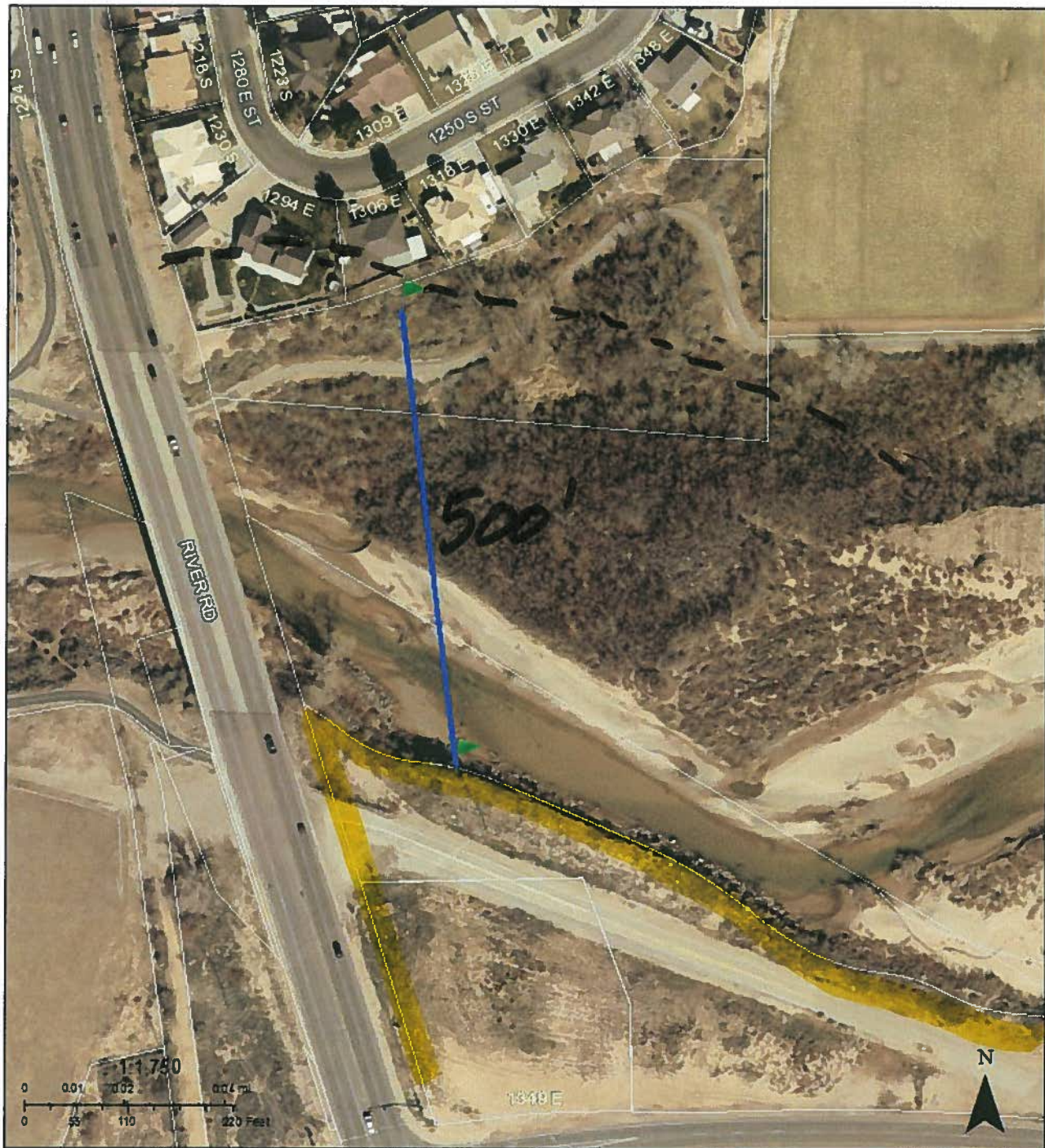
- Washington County Recorder



- o Towns
 Municipalities
 Subdivisions
 Parcels
 Parcel Number (Label)
 Streets
 Major
 Minor
 Primary Route
 Secondary Route
 Trail
 Other Roads
 Waterbodies
 Water Courses
 MAJOR-PIPELINE,CANAL
 Other
 Parcel Ownership
 U.S. Forest Service
 Bureau of Land Management
 State of Utah
 Wilderness Area
 Shrivwits Reservation
 National Park Service
 State Park
 Washington County
 Utah Division of Transportation
 Municipality Owned
 Water Conservancy District
 School District
 Utah Division of Wildlife Resources



Scale: 1:4,800



Jiffy Lube

1 OF 2

Made by the City of St. George GIS Department
SGCityMaps - <http://maps.sgcity.org/sgcitymaps>

January 21, 2014



Jiffy Lube

2 OF 2

Made by the City of St. George GIS Department
SGCityMaps - <http://maps.sgcity.org/sgcitymaps>

January 21, 2014

DRAFTAgenda Item Number : **3B**

Request For Council Action

Date Submitted 2014-02-10 09:54:47**Applicant** David Nasal**Quick Title** Public hearing & ord for Gen Plan amend**Subject** Consider a request to amend the City General Plan Land Use Map by changing the land use designation from Medium Density Residential to High Density Residential on 5.71 acres located at approximately 1151 South Plantations Drive.**Discussion** The subject property is located on the east side of Plantations Drive, between the Cottages South development and the Trendwest resort rental development to the south. The property is zoned PD Residential along with other Green Valley Resort properties on the east side of Plantations Drive. Most of the development in the Green Valley Resort area (ie, Las Palmas, Sports Village, hotel complex, Trendwest) falls within the High Density Residential category which is 10 + dwelling units per acre. The applicant proposes a project somewhat similar to Trendwest but lower density. The applicant proposes a project with 78 units on the 5.7 acres which is a density of 14 du/acre. The PC recommends approval feeling this is appropriate infill within the Green Valley Resort area.**Cost** \$0.00**City Manager Recommendation** Consistent with the other uses in the area adjacent. Planning Commission recommends approval.**Action Taken****Requested by** Bob N**File Attachments****Approved by Legal Department?****Approved in Budget?** Amount:**Additional Comments**

General Plan Amendment

PLANNING COMMISSION AGENDA REPORT: 01/21/2014
CITY COUNCIL SET DATE: 01/30/2014
CITY COUNCIL MEETING: 02/20/2014

GENERAL PLAN AMENDMENT: Case No. 2014-GPA-001 PUBLIC HEARING **Approximately 1151 South Plantations Drive**

Request: To amend the General Plan Land Use map to change the land use designation from Medium Density Residential (MDR) to High Density Residential (HDR) on approximately 5.71 acres located at approximately 1151 South Plantations Drive.

Applicant: Mr. Dave Nasal, representing Capital 5 LLC

Area: 5.71 acres

Property: Currently a vacant parcel located on the east side of Plantations Drive between the Cottages South development and the Trendwest resort rental property to the south.

Current Zone: PD Residential

Process: The Planning Commission is responsible for reviewing all requested amendments to the City General Plan and making a recommendation to the City Council. The General Plan is a guide for land use decisions, and any amendments to the General Plan must be considered in a public hearing setting.

Request: The applicant requests the General Plan Land Use Map be changed to High Density Residential (HDR) instead of the present Medium Density Residential (MDR) designation to allow for construction of a resort condominium development, with opportunities for short-term (over-night) rentals.

Comments:

1. The General Plan land use map is a guide for zoning decisions and zoning requests which are not consistent with the General Plan generally require a G.P. amendment prior to considering the zoning request.
2. The subject property (5.7 acres) is located within the Green Valley Resort area fronting on Plantation Drive, and bounded on the north by the Cottages South development, and on the south by the Trendwest resort rental development. The Green Valley Spa and Tennis complex is located to the east.

3. High density residential development is defined in the General Plan as 10 to 22 units per acre. The applicant is proposing a project of approximately 14 units per acre (78 units on 5.7 ac). The project density is more than the Cottages South (8.2du/acre) and less than the Trendwest Resort, at approximately 16 du/acre, (131 du on about 8 acres). With the exception of the Cottages patio homes, the remaining residential areas in the Green Valley Resort are high density developments (i.e., Las Palmas and Sports Village). The requested change to the General Plan seems reasonable given the densities in the vicinity of the subject property.
4. Traffic: Plantations Drive is planned to be a 4 lane arterial street with a 90' right-of-way connecting to south Dixie Drive. The proposed project with 78 units will likely be used as second homes/ vacation units by many of the owners. At an estimated 5 trips/unit per day the project at built out would generate 390 trips per day. The city objective is to complete the realignment of Canyon View Drive to Dixie Drive to relieve traffic pressure through the current single-family neighborhood. When Plantations Drive is extended south to Dixie Drive, and/or when the Canyon View Drive realignment-connection is completed the current traffic problem on Canyon View Drive will be solved.

PC:

The Planning Commission recommends approval of the requested Amendment to the General Plan.

**GENERAL PLAN AMENDMENT
APPLICATION & CHECKLIST**

RECEIVED
DEC 18 2013
BY: _____



**ZONE CHANGE REQUESTS WHICH ARE NOT CONSISTENT WITH THE GENERAL PLAN
SHALL SUBMIT THIS APPLICATION TO THE COMMUNITY DEVELOPMENT DEPARTMENT**

I. PROPERTY OWNER(S) / APPLICANT & PROPERTY INFORMATION

LEGAL OWNER(S) OF SUBJECT PROPERTY: CAPITAL 5 LLC

MAILING ADDRESS: 2513 S 2260 E ST GEORGE UT 84790

PHONE: 816-200-2052 CELL: 435-705-4474 FAX: _____

APPLICANT: _____

(If different than owner)

MAILING ADDRESS: _____

PHONE: _____ CELL: _____ FAX: _____

EMAIL ADDRESS(ES): DAVENASAL@GMAIL.COM

CONTACT PERSON / REPRESENTATIVE: _____

(i.e. Developer, Civil Engineer, Architect; if different than owner)

MAILING ADDRESS: _____

PHONE: _____ CELL: _____ FAX: _____

EMAIL ADDRESS(ES): _____

A general description of the property location is as follows: (Give approx. street address, general location etc., and attach a vicinity map or property plat showing the subject property(s) and the surrounding areas.) Include a 24"x 36" (Arch D - paper size) site plan, highlighting the subject property(s) to be changed, suitable for presentation in public meetings.

APPROXIMATELY 1151 SOUTH PLANTATION DRIVE
ST GEORGE UTAH 84770

The General Plan Amendment becomes effective on the hearing date if approved by the City Council. **General Plan Amendment hearings are held only four (4) times per year (typically the 1st meeting of the month). A meeting will be scheduled for a Planning Commission hearing in one of the following months: January, April, July, & October.**

FOR OFFICE STAFF USE ONLY

CASE #: 20 14-GPA-001 FILING DATE: 12/19/13 RECEIVED BY: 82 RECEIPT #: 012104/B

*FEE: \$500 (Filing fee and 1st acre) + \$50.00 per ac for 2-100 ac and \$25 per ac 101-500 and \$10.00 per ac 501-plus
REF 1113 12/19/13



II. ADDITIONAL INFORMATION

Provide the following information: (Attach additional sheets if necessary)

1. What is the present zoning on the property? PD ~~R~~ ~~R-10~~
2. What is the current General Plan designation of the property or area? MDR (5-9 units/Ac)
3. What is the proposed General Plan designation for the property or area? HDR (10+ units/Ac)
4. What is the purpose for amending the General Plan? (e.g. describe the proposed project) SEE ATTACHED
5. How will the proposed project affect adjoining properties? SEE ATTACHED
6. Total acreage of the proposed General Plan change: 5.71 ACRES
7. Does the subject area/property contain any slopes above 20%, floodplains, or wetlands? If so, please describe: NO
8. Has a Traffic Impact Study or Traffic Analysis been completed to determine any traffic impacts?
Yes _____ No ✓
*IF YES, submit the Traffic Impact Study with the application for review by Traffic Engineering.
IF NO, a Traffic Impact Study (TIS) may be required (if determined necessary at Planning Staff Review) to be submitted with this General Plan amendment application or a later Zone Change application.*
8. Will any Master Planned roads be affected by this General Plan Change? NO
9. Are neighborhood meetings needed to consider the proposed amendment to the General Plan?
Yes _____ No ✓ If yes, please explain: _____

4. The purpose for amending the General Plan is to build a 78 unit overnight resort rental condominium project on approximately 5.71 acres between Green Valley Spa and Resort and Trendwest Resort (Worldmark). The proposed project has a density of 14 units per acre, and the underlying zoning in the master plan is MDR.

5. The proposed project will be similar to the projects in the vicinity as they are part of the Green Valley Planned Development. The resort overlay has been a popular selling point to the area and should be a positive for the area. In addition, we should be able to fix some of the drainage issues that the Cottages South deal with annually.



SC



WEST (STREET) ELEVATION



REAR (EAST) ELEVATION

REV 0001 - 00

THE GENERAL CONTRACTOR RESERVES THE RIGHT TO MODIFY OR AMEND ANY OF THE INFORMATION CONTAINED HEREIN WITHOUT NOTICE AND WITHOUT LIABILITY TO THE ARCHITECT OR ARCHITECTURAL FIRM. THE ARCHITECT OR ARCHITECTURAL FIRM SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN AND FOR THE COMPLETION OF THE PROJECT IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND GENERAL SPECIFICATIONS.

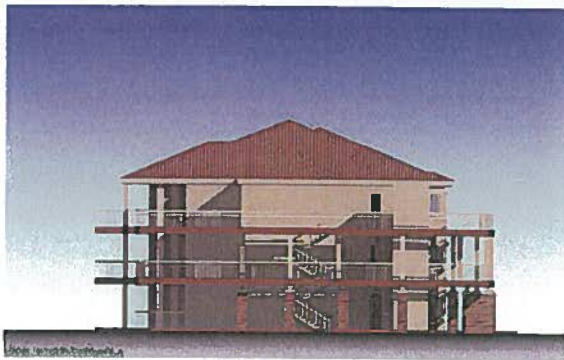
MARK L. NEILSON - ARCHITECT
& ASSOCIATES
1000 N. 10TH AVE., SUITE 100
DENVER, CO 80202
(303) 733-1111

Concept Plans

ESTANCIA RESORT
NEW MULTIRESIDENCES FOR
ST. MICHAEL, UTAH

21116

A



NORTH (SIDE) ELEVATION



SOUTH ELEVATION

THE GENERAL CONTRACTOR AGREES TO INCORPORATE THE INFORMATION CONTAINED HEREIN INTO THE CONTRACT DOCUMENTS AND TO MAINTAIN THE SAME AS PART OF THE RECORD SET OF THE PROJECT. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN AND FOR THE COMPLETION OF THE PROJECT IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND GENERAL SPECIFICATIONS.

MARK L. NEILSON - ARCHITECT
& ASSOCIATES
1000 10th Street, Suite 100
Green Valley, AZ 85622

Sheet 1 of 1
Architect's Stamp

Concept Plans

ESTANCA RESORT
NEW MULTI-RESIDENCES FOR
GREEN VALLEY
ESTANCA, AZ

21146
21146
21146

B

DRAFTAgenda Item Number : **6A**

Request For Council Action

Date Submitted 2014-02-11 15:54:22**Applicant** Christina Hopkinson**Quick Title** Southern Utah Walk MS**Subject** Consideration of a request to waive the use fee for the Tonaquint Park.**Discussion** The Southern Utah Walk MS event will be held at the Tonaquint Park on Saturday, March 22 from 8 am to 2 pm. The Walk MS event connects people living with MS and those who care about them.**Cost** \$0.00**City Manager Recommendation** Great cause recommend approval.**Action Taken****Requested by** Bill Swensen**File Attachments** [Southern Utah Walk MS cc.pdf](#)**Approved by Legal Department?****Approved in Budget?** **Amount:****Additional Comments****Attachments** [Southern Utah Walk MS cc.pdf](#)

FOR OFFICE USE ONLY

Insurance Received:	Date Received:
Application Fee Paid	Date Paid:



SPECIAL EVENT PERMIT APPLICATION CITY OF ST. GEORGE

City of St. George Special Events
175 E. 200 North
St. George, UT 84770

Phone: (435) 627-4128
Fax: (435) 627-4430
events@sgcity.org

EVENT NAME: Southern Utah Walk MS

Applicant's Name: Christina Hopkinson

Organization: Multiple Sclerosis Foundation Utah Chapter

Mailing Address: 1840 W. 1100N. #41

City, State, Zip: St George UT 84770

Day Phone: 435-229-6006 Cell/other:

E-mail: hopkinsonchristina@yahoo.com

Event Web Address (if applicable):

Alternate contact name: Karen Tapache

Day Phone: 801-523-4264

Cell/other:

E-mail:

EVENT DETAILS Walk for MS

LOCATION Tonagvint Park

Location Details/Address:

Event	Date(s): <u>3/22/14</u>	Start time: <u>6am</u>	End time: <u>2pm</u>
Set-up	Date(s): <u>3/22/14</u>	Start time: <u>6am</u>	End time: <u>2pm</u>
Clean-up	Date(s): <u>11</u>	Start time: <u>1pm</u>	End time: <u>2pm</u>

Is this a recurring event?

yes

If yes; daily, weekly or other?

yearly

Is this a Annual Event?

yes

If yes; Same date and Place?

yes

TYPE OF ACTIVITY check all that apply:

☐ Film Production

☐ Parade

☐ Cycling

☐ 5K

☐ Training Event

☐ Festival

☐ Outdoors Sales

☐ Fun run

☐ Sporting

☐ 10K

☐ Block Party

☐ Religious

☐ Dance

☐ 1/2 Marathon

☒ Other:

PARTICIPANTS

Number of participants expected: 300

Number of volunteers/event staff: 25

☒ Open to the Public

☐ Private Group/Party

If event is open to the public, is it: ☐ Entrance Fee/Ticketed Event?

☐ Fee for Participants/Racers/Runners Only

NA

SPECIAL EVENT PERMIT APPLICATION

EVENT

Walk 118

Page 2 of 5

VENDORS/FOOD/ALCOHOL *check all that apply*

<input type="checkbox"/> Vendors/merchants	Quantity:	<input type="checkbox"/> Vendors <i>giving</i> away products/services	<input type="checkbox"/> Vendors <i>selling</i> products/food
<input checked="" type="checkbox"/> Food			SW Utah Health Dept., (435) 986-2580
<input checked="" type="checkbox"/> given away	<input type="checkbox"/> catered by restaurants/vendors	<input type="checkbox"/> prepared on site	
<input type="checkbox"/> Alcoholic Beverages			Utah DABC, (801) 977-6800
<input type="checkbox"/> beer stands	<input type="checkbox"/> fenced in beer garden	<input type="checkbox"/> liquor sales	Bus. Licensing, (435) 627-4740

TENTS/STAGES/STRUCTURES *(include details on site map)*

<input type="checkbox"/> Tents/Pop-up Canopies	Amount:	SG Fire Dept. (435) 627- 4150
	Dimensions:	
<input type="checkbox"/> Temporary Stage	Dimensions:	
Description of Tents/Canopies/Stage, etc.:		

SITE SETUP/SOUND *check all that apply (please include details on site map)*

<input type="checkbox"/> Fencing/Scaffolding	
<input type="checkbox"/> Barricades	(must obtain privately)
<input checked="" type="checkbox"/> Portable Sanitary Units	(must obtain privately)
<input checked="" type="checkbox"/> Music <i>if yes, check all that apply</i>	<input type="checkbox"/> Acoustic <input checked="" type="checkbox"/> Amplified
<input type="checkbox"/> PA/Audio system	Type/Description:
<input type="checkbox"/> Fireworks / Fire Performances / Open Flame	SG Fire Dept. (435) 627- 4150
<input type="checkbox"/> Propane/Gas on site	SG Fire Dept. (435) 627- 4150
<input type="checkbox"/> Trash/Recycle bin coordination on site	WCSW, (435) 673-2813

ROAD & SIDEWALK USE (ENCROACHMENT PERMITS) *You may begin to coordinate in advance with these contacts*

<input type="checkbox"/> Road Use	Location:	SG City Public Works Dept., (435) 627-4050
<input checked="" type="checkbox"/> Sidewalk Use	Location:	<input checked="" type="checkbox"/> Will stay on sidewalks and follow pedestrian laws
	(please include details on site map)	
<input type="checkbox"/> Parade	# of Floats:	

SECURITY/OTHER

You may begin to coordinate in advance with these contacts:

<input type="checkbox"/> Private Security/Officers	Company name:	# of Personnel:
<input type="checkbox"/> Animals	Quantity:	What kind:
<input type="checkbox"/> Motion Pictures/Videos	<input type="checkbox"/> Other:	

My signature verifies that I have completed this application to the best of my knowledge and I am aware that I am responsible for paying for City services beyond "basic City services" (if applicable to my event).

<u>Christina Hopkinson</u>	<u>[Signature]</u>	<u>12/18/18</u>
Print Applicant's Name	Applicant's Signature	Date

☐ Please do NOT include my event on the City Event Calendar Website

Southern Utah Walk MS

Event Schedule and Details

When: Saturday, March 22, 2014

Where: Tonaquint Park

Time: 8:00 a.m. Check-in begins

8:00-9:45 a.m. Breakfast Snacks & Festivities

9:45 a.m. Program Begins

10:00 a.m. The Walk MS starts at Tonaquint Park and continues along the trail to Cottonwood Park and then returns back to Tonaquint Park.

Route Length: Approximately 3 miles in length

Event Description: Walk MS connects people living with MS and those who care about them. It is an experience unlike any other - a day to come together, to celebrate the progress we've made and to show the power of our connections.

DRAFTAgenda Item Number : **6B****Request For Council Action**

Date Submitted 2014-02-11 15:15:30**Applicant** Sue Ann Judd**Quick Title** Recovery Outreach ½ K Family Fun Run/Walk**Subject** Consideration of a request to permit the closure of 200 South Street from 300 East to 400 East. Consideration of a request to waive the use fee for the Vernon Worthern Park.**Discussion** The Recovery Outreach 1st annual 1/2k Family Fun Run /Walk will be held at the Vernon Worthern Park on Saturday, March 22 from 11 am to 1 pm. This family-friendly fundraising event will include professional educators offering information for those in need as well as care takers for those on the road to recovery.**Cost** \$0.00**City Manager Recommendation** Recommend approval.**Action Taken****Requested by** Bill Swensen**File Attachments** [Recovery Outreach .5K CC .pdf](#)**Approved by Legal Department?****Approved in Budget?** **Amount:****Additional Comments****Attachments** [Recovery Outreach .5K CC .pdf](#)

FOR OFFICE USE ONLY

Insurance Received:	Date Received:
Application Fee Paid	Date Paid:



SPECIAL EVENT PERMIT APPLICATION CITY OF ST. GEORGE

City of St. George Special Events
175 E. 200 North
St. George, UT 84770

Phone: (435) 627-4128
Fax: (435) 627-4430
events@sgcity.org

EVENT NAME:

Applicant's Name: Sue Ann Judd
 Organization: Recovery Outreach (Formerly Turning Leaf Foundation)
 Mailing Address: P.O. Box 911236
 City, State, Zip: St. George, Utah 84791
 Day Phone: 435-652-1202 Cell/other: 435-229-3965 / 435-668-4433
 E-mail: Svejudd+1@gmail.com
 Event Web Address (if applicable): recoveryoutreach.org
 Alternate contact name: Annette Carstens Day Phone: 435-652-1202
 Cell/other: 801-347-4878 E-mail: _____
 EVENT DETAILS (.5K Family Fun walk/dash / vendors / entertainment
 LOCATION Vernon Worthen Park

Location Details/Address:

Event	Date(s): <u>March 22, 2014</u>	Start time: <u>11:00 AM</u>	End time: <u>1:00 PM</u>
Set-up	Date(s): <u>Same Day</u>	Start time: <u>7:00 AM</u>	End time: <u>10:30 AM</u>
Clean-up	Date(s): <u>Same Day</u>	Start time: <u>1:00 PM</u>	End time: <u>4:00 PM</u>

Is this a recurring event?

If yes, daily, weekly or other?

Is this a Annual Event?

yes

If yes, Same date and Place?

1st Annual 2014 next year same time

TYPE OF ACTIVITY check all that apply:

- | | | | |
|--|---------------------------------------|--|---|
| <input type="checkbox"/> Cycling | <input type="checkbox"/> 5K | <input type="checkbox"/> Training Event | <input type="checkbox"/> Festival |
| <input type="checkbox"/> Film Production | <input type="checkbox"/> Parade | <input type="checkbox"/> Sporting | <input type="checkbox"/> 10K |
| <input type="checkbox"/> Block Party | <input type="checkbox"/> Religious | <input type="checkbox"/> Outdoors Sales | <input checked="" type="checkbox"/> Fun run |
| <input type="checkbox"/> Dance | <input type="checkbox"/> 1/2 Marathon | <input checked="" type="checkbox"/> Other: <u>(.5K Family Fun run)</u> | |

PARTICIPANTS

Number of participants expected: 200-300Number of volunteers/event staff: 10☒ Open to the Public☐ Private Group/PartyIf event is open to the public, is it: ☐ Entrance Fee/Ticketed Event?☒ Fee for Participants/Racers/Runners Only fund raiser

SPECIAL EVENT PERMIT APPLICATION

EVENT _____ -

Page 2 of 5

VENDORS/FOOD/ALCOHOL *check all that apply*

<input checked="" type="checkbox"/> Vendors/merchants	Quantity: <u>Approx 15</u>	<input type="checkbox"/> Vendors <i>selling</i> products/food
<input checked="" type="checkbox"/> Food	<input checked="" type="checkbox"/> Vendors <i>giving</i> away products/services	<input type="checkbox"/> prepared on site
<input checked="" type="checkbox"/> given away	<input type="checkbox"/> catered by restaurants/vendors	SW Utah Health Dept., (435) 986-2580
<input type="checkbox"/> Alcoholic Beverages	<input type="checkbox"/> beer stands	Utah DABC, (801) 977-6800
<input type="checkbox"/> fenced in beer garden	<input type="checkbox"/> liquor sales	Bus. Licensing, (435) 627-4740

TENTS/STAGES/STRUCTURES *(include details on site map)*

<input checked="" type="checkbox"/> Tents/Pop-up Canopies	Amount: <u>Approximately 15</u>	SG Fire Dept. (435) 627- 4150
	Dimensions:	
<input type="checkbox"/> Temporary Stage	Dimensions:	

Description of Tents/Canopies/Stage, etc.:

SITE SETUP/SOUND *check all that apply (please include details on site map)*

<input type="checkbox"/> Fencing/Scaffolding	
<input checked="" type="checkbox"/> Barricades	(must obtain privately)
<input type="checkbox"/> Portable Sanitary Units	(must obtain privately)
<input checked="" type="checkbox"/> Music <i>if yes, check all that apply</i>	<input checked="" type="checkbox"/> Acoustic <input type="checkbox"/> Amplified
<input checked="" type="checkbox"/> PA/Audio system	Type/Description: <u>ENTERTAINERS</u>
<input type="checkbox"/> Fireworks / Fire Performances / Open Flame	SG Fire Dept. (435) 627- 4150
<input type="checkbox"/> Propane/Gas on site	<u>Maybe if Power is Not available</u> SG Fire Dept. (435) 627- 4150
<input checked="" type="checkbox"/> Trash/Recycle bin coordination on site	WCSW, (435) 673-2813

ROAD & SIDEWALK USE (ENCROACHMENT PERMITS) *You may begin to coordinate in advance with these contacts*

<input checked="" type="checkbox"/> Road Use	Location: <u>400 E → 200 S → 300 E</u>	SG City Public Works Dept., (435) 627-4050
	(please include details on site map)	
<input checked="" type="checkbox"/> Sidewalk Use	Location:	<input type="checkbox"/> Will stay on sidewalks and follow pedestrian laws
	(please include details on site map)	
<input type="checkbox"/> Parade	# of Floats:	

SECURITY/OTHER

You may begin to coordinate in advance with these contacts:

<input checked="" type="checkbox"/> Private Security/Officers	Company name:	# of Personnel:
<input type="checkbox"/> Animals	Quantity:	What kind:
<input type="checkbox"/> Motion Pictures/Videos	<input checked="" type="checkbox"/> Other: <u>4 volunteers have security vests</u>	

My signature verifies that I have completed this application to the best of my knowledge and I am aware that I am responsible for paying for City services beyond "basic City services" (if applicable to my event).

Sue A. Judd

Print Applicant's Name

Sue Ann Judd

Applicant's Signature

1-17-2014

Date

☐ Please do NOT include my event on the City Event Calendar Website

1st annual (.) 5K Family Fun Run 2014

- A Fundraising Event for Recovery Outreach

The 1st annual (.)5K 'Family Fun Run 2014' is a fundraising event for Recovery Outreach. Recovery Outreach organizes, manages, delivers, and funds health services to at-risk populations in the form of prevention, treatment, recovery, and support services. This facilitates strong independent functioning and family stability; overall it protects a dependency-free value-based lifestyle. This program is a 501c3 non-profit organization.

This fundraising event is a family-friendly 'fun dash/walk'. It will take place at the Vernon Worthen Park on March 22, 2014 from 11:00 am to 1:00 pm. Participants will enjoy this fun dash/walk with their families and friends around the park, as well as have an opportunity to donate funds to Recovery Outreach.

Participants will pay a registration fee/donation of \$15.00 adult and \$10.00 per child (younger than 13), family rate \$25.00. Other donations will also be accepted. All participants will receive an event t-shirt. There will be an MC/ Live Entertainment set up at the Gazebo for this Event.

On the west side (300 E) and the south side (300 S) of the Vernon Worthen Park (on the lawn), vendors will set up canopy tents to provide refreshments and education. There will be professional educators offering information for those in need as well as the care takers of those on the road to recovery.

Organizers anticipate approximately that 200 adults and children will participate and support this event.

A clean-up crew will be on site. Security needs will be taken care of by 4 volunteers who will be wearing specially marked vests.

Recovery Outreach is dedicated to addressing the ever increasing mental health and addiction problems of Washington County. 100% of all contributions will go directly to this program's services.

DRAFTAgenda Item Number : **6C****Request For Council Action**

Date Submitted 2014-02-07 11:53:23**Applicant** Roy Crouch**Quick Title** Approval for On Premise Beer License**Subject** Applicant requests local consent for on premise beer license, for Roy's Pizza and Pasta located at 1013 E 700 S Applicant has met all requirements.**Discussion****Cost** \$0.00**City Manager Recommendation** Location of the old Basila's on 700 south I believe the previous restaurant had a license so a new owner not an additional license. Meets all the City requirements.**Action Taken****Requested by** Shiloh Kirkland**File Attachments****Approved by Legal Department?****Approved in Budget?** **Amount:****Additional Comments**

ON-PREMISE BEER LICENSE

Local Consent

PURPOSE: Local business licensing authority provides written consent to the Alcoholic Beverage Control Commission (1) to issue an on-premise alcohol license for a person to store, sell, offer for sale, furnish, or allow the consumption of an alcoholic product on the premises of the applicant; and (2) to authorize a variance reducing the proximity requirements

AUTHORITY: Utah Code 32B-1-202; 32B-5-201 through 203; 32B-5-205 and -206

St. George

Local business license authority

, [☒] City [] Town [] County

hereby grants its consent to the issuance of an on-premise beer license to:

Business Name (DBA): Roy's Pizza & Pasta

Applicant Entity/Business Owner: Roy Crouch

Location Address: 1013 E 700 S St. George, Utah

Authorized Signature

Name/Title

Date

LOCAL CONSENT FOR PROXIMITY VARIANCE

In accordance with Utah Code 32B-1-202, the local authority also grants consent to a variance regarding the proximity of this establishment relative to a public or private school, church, public library, public playground, or park.

Authorized Signature

Name/Title

Date

This is a suggested format. A locally produced city, town, or county form is acceptable. Local consent may be faxed to the DABC at 801-977-6889 or mailed to: Department of Alcoholic Beverage Control, PO Box 30408, Salt Lake City, UT 84130-0408
DABC BE/TV 2/2012

February 4, 2014

Licensing Department

City of St. George
175 East 200 North
St. George, Utah 84770

RE: City of St. George Beer License Application Letter of recommendation for:

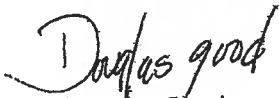
Roy's Pizza
1013 East 700 South
St. George, Utah 84790
435-283-4222

To Whom It May Concern:

I am a General Contractor and currently a resident of St. George, I have lived and worked here for over 10 years. I have worked with and known Roy Crouch for over 28 years now. Roy is a very honest and successful businessman, with the utmost integrity. No matter the situation at hand, Roy always finds a solution for all parties involved.

I believe Roy's integrity is a big part of the success he has realized over the years. I would recommend Roy has very good moral character and is qualified to handle this type of license from the City of St. George. There is no doubt he will manage this license with the utmost responsibility.

Thank You,

A handwritten signature in cursive script that reads "Douglas Good".

Douglas Good
435-773-8777
P.O. Box 911381
St. George, Utah 84791



148 East City Center
St. George, Utah 84770
(435) 673-4822
Fax (435) 673-4823
reberinvestment@infowest.com

January 28, 2014

To whom it may concern,

I would like to express my support for Roy's Pizza & Pasta Restaurant to be issued a beer and wine permit.

Roy and Noland Crouch, owners of Roy's Pizza, have been in business in Utah for many years and have proven themselves to be responsible businessmen. These men are the type that would never abuse the privilege of having an alcohol permit.

Respectfully,

A handwritten signature in cursive script, reading 'Mary Ann Horlacher'.

Mary Ann Horlacher

February 4, 2014

Licensing Department

City of St. George
175 East 200 North
St. George, Utah 84770

RE: City of St. George Beer License Application Letter of recommendation for:

Roy's Pizza
1013 East 700 South
St. George, Utah 84790
435-283-4222

To Whom It May Concern:

I am an Accountant for Dixie Regional Medical Center and currently a resident of St. George, I have lived and worked here for over 8 years. I have worked with and known Roy Crouch for over 25 years now. Roy is a very honest and successful businessman, with the utmost integrity. No matter the situation at hand, Roy always finds a solution for all parties involved.

I believe Roy's integrity is a big part of the success he has realized over the years. I would recommend Roy has very good moral character and is qualified to handle this type of license from the City of St. George. There is no doubt he will manage this license with the utmost responsibility.

Thank You,

A handwritten signature in cursive script, reading "Danette Follett".

Danette Follett
801-367-2355
St. George, Utah 84790



3 February 2014

To whom it may concern,

I give my full support for Roy's Pizza and Pasta Restaurant to be issued a beer and wine permit.

Roy and Nolan Crouch, DBA Roy's Pizza has been in business for many years in Ephraim. They have proven themselves to be dependable, honest business owners. In my many dealings with these men, they have continuously been fair, conscientious, and forthright. I have been to their restaurant at different hours of the day and evening and I have always seen someone from management in attendance. They are excellent supervisors and would oversee the implementation of a beer and wine permit within the laws of the state.

I am 100 percent in favor of Roy's Pizza obtaining their beer and wine permit.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert McCombs", written in a cursive style.

Robert McCombs

Owner/Manager Dixie Bowl and Recreation

February 3, 2014

Licensing Department
City of St. George
175 East 200 North
St. George, UT 84770

RE: City of St. George Beer License Application Letter of Recommendation for:

Roy's Pizza
1013 East 700 South
St. George, UT 84790
435-283-4222

To Whom It May Concern:

I am a Commercial Real Estate Broker and currently a resident of St. George. I have lived and worked here for over 8 years now. I have worked with, and known Roy Crouch for over 20 years now. Roy is a very honest and successful businessman, with the utmost integrity. No matter the situation at hand, Roy always finds a palpable, equitable solution for all parties involved.

I believe Roy's integrity is a big part of the success he has realized over the years. I would recommend Roy has very good moral character and is qualified to handle this type of license from the City of St. George. There is no doubt he will manage this license with the utmost responsibility.

Should you have any further questions, please do not hesitate to call.

Thank You,



Curren Christensen
435-627-5752
243 E. St. George Blvd. Ste 200
St. George, UT 84770

I will permit any authorized representative of the City or any Law Enforcement Officer an unrestricted right to enter the licensed premises.

Roy Crouch 2/1/14
Roy Crouch

APPLICANT'S QUESTIONNAIRE FOR BEER LICENSE

CITY OF ST GEORGE
BUSINESS LICENSE OFFICE
175 EAST 200 NORTH, ST GEORGE, UT 84770
435-627-4740

NOTE: All questions must be answered completely or the application will not be considered.
Two classifiable fingerprint cards are required of all applicants, to be taken by a bona fide law enforcement agency.

Please print or type

1. Full Name of
Applicant

Roy Lynn Crouch
First Middle Last

2. Applicant Social Security No. 2

3. Business Name Roy's Pizza & Pasta

4. Location of Business 1013 E 700 S St George, Utah 84770

5. Business Phone Number 435-673-8222

6. Home Phone Number 435-283-4246 Cell Number 435-314-9246

7. Are you a citizen of the United States or registered alien? yes
Please provide proof

8. Full Name of Spouse:

Kathrine Crouch Clayson
First Middle Last Maiden

9. Have you at any time been convicted of a felony in any court in the U.S.? No
If so, please give particulars —state, city, dates, etc. _____

10. Have you been convicted or pled guilty at any time to a law violation involving beer or alcoholic beverages? No If so, please provide particulars — state, city, dates, etc. _____

11. Give particulars of your employment or business you engaged in during the past five years. Please provide starting dates, position or business; employer's name and address of business. If unemployed part of the time, so state, giving place of residence. (Please submit additional sheet if necessary)

Owner of Roy's Pizza & Pasta in Ephraim, Utah
for the past 27 1/2 years.

12. Who owns the real estate where this business is located?
Reber Investment Properties
13. If premises are leased, state whether leased from owner or subleased from prior lessee. Leased from owner
14. Do you own the fixtures at this location? YES If not, please provide the name and address of the owner _____
15. If you own the fixtures at this location, state the investment which you have in fixtures and equipment \$ _____
16. How close is the nearest **Church** to the proposed business location? 3168
In Feet
Nearest **School**? 4224 In Feet Nearest **Park**? 792 In Feet 0.15 mile
Nearest **Public Library** 10,560 In Feet
Nearest **Residential Treatment Facility** 6,864 In Feet
17. Will you serve food? YES If so, please provide a sample menu.
18. Has a license covering any place in which you had a financial interest ever been revoked or suspended? No If so, please provide particulars, dates, name of individual to whom the license was issued. _____
19. If you will be employed or otherwise occupied other than this business, state how much time you will spend at the other occupation or employment. Full time
20. How much time do you spend in the business represented in this application?

21. Please provide the name(s) of the person(s) to be in charge of this business during any time that you may be away from the premises.
First Nolan Middle Richard Last Crouch
Home address 199 W 2025 S City St. George State UT Zip 84770
22. Are you familiar with the City of St George ordinance regulating the sale of beer and alcoholic beverages? Yes

23. Have you ever held a beer or liquor license in Utah? No If so, please provide dates and the address of the establishment. _____

24. Have you ever held a beer or liquor license in other states? No If so, please provide the state, date and address of the establishment. _____

25. Have you ever been employed in an establishment in Utah which sells beer? No Please provide the date and address of establishment _____

General remarks: Please provide information which you believe will help the City Council to make a decision upon your application.

The owners and managers of Roy's Pizza & Pasta will maintain a good family environment and provide a beer for those patrons who would like to have one with their meal. The former tenant (Basilas) had a beer/wine license at this location.

Roy Lynn Crouch
Authorized Applicant Signature

1/30/14
Date

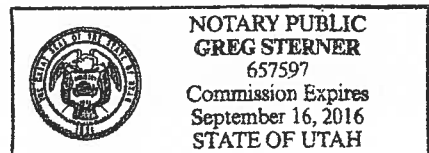
STATE OF UTAH)
) ss.
County of ~~Washington~~
 Sandwich

I, Roy Lynn Crouch being first duly sworn, depose and say the foregoing questionnaire is in all respects true and correct, to the best of my knowledge and belief and that I am the above named applicant. I understand that any false information constitutes perjury.

SUBSCRIBED AND SWORN TO before me this
20th day of January 2014.

[Signature]
Notary Public

My Commission Expires 9-16-16



[illegible]

REC#: 01228820 2/05/2014 3:45 PM
TRAN: 89.0000 LICENSES
OPER: D TERM: 025
REF#: 1021

BEER LICENSE APPLICATION

CITY OF ST GEORGE
BUSINESS LICENSE OFFICE
175 EAST 200 NORTH, ST GEORGE, UT 84770
435-627-4740

TENDERED:	50.00	50.00CR
APPLIED:	50.00-	1 CHECK(S)
CHANGE:	0.00	

(This application must be accompanied by an Applicant's Questionnaire and satisfactory fingerprint cards)

Applicant must be the owner/operator. If the owner is a corporation, the applicant shall be the corporation's agent; if the owner is a partnership; the applicant shall be a general partner of the partnership.

Please print or type

1. Applicant's Name Roy Lynn Crouch
First Middle Last

Corporation or partnership name, if applicant is an agent. Social Hall LLC

2. Name under which business will be operated (If different from name of applicant, corporation or partnership) Roy's Pizza & Pasta
First Middle Last

3. Location of Business 1013 E 700 S St. George, Utah

4. Mailing address (If different from location of business)

81 S main	Ephraim	Utah	84627
Address	City	State	Zip

5. If party who will manage the business is different from the applicant; please provide the name and address of the managing party.

provide the name and address of the managing party.

<u>Nolan</u>	<u>Richard</u>	<u>Crouch</u>
First	Middle	Last

Address	City	State	Zip
---------	------	-------	-----

6. If a corporation, list below or attach on a separate sheet, the names and addresses of the corporation's principal officers and any stockholders who own 10 % or more of the corporation. If a partnership, list the names and addresses of the other general

Roy Lynn Crouch 81 S main Ephraim, Ut 84627
Kathrine Crouch 81 S main Ephraim, Ut 84627

Applicant Signature Roy Lynn Crouch Date 1/30/14

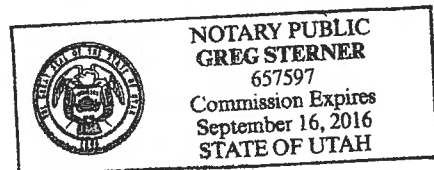
STATE OF UTAH)
) ss.

County of Washington
Sanpete

I, Roy Lynn Crouch being first duly sworn, depose and say the foregoing questionnaire is in all respects true and correct, to the best of my knowledge and belief and that I am the above named applicant. I understand that any false information constitutes perjury.

SUBSCRIBED AND SWORN TO before me this
30th day of January 2014.

[Signature]
Notary Public

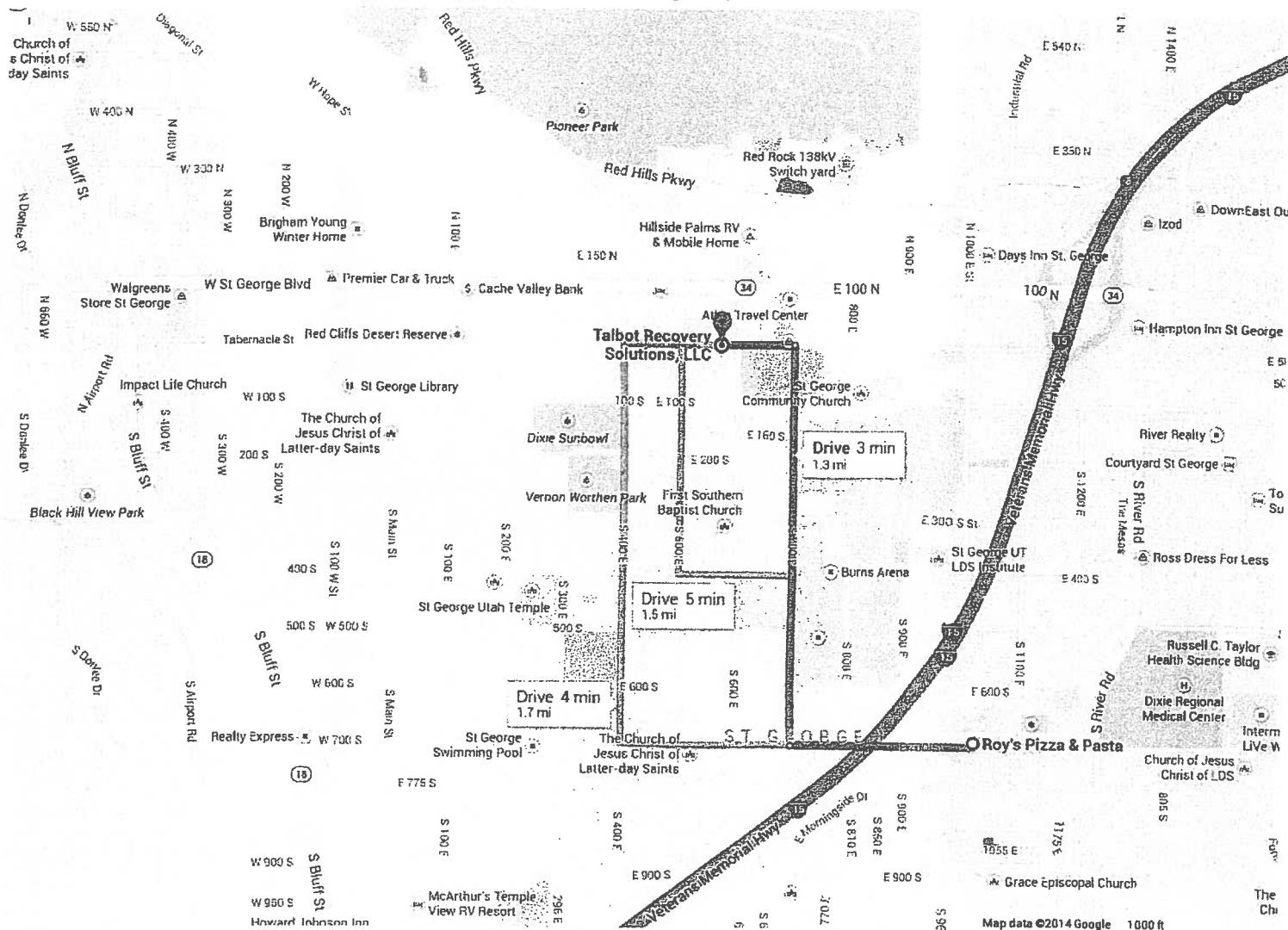


My Commission Expires 9-16-16

If applicant is an agent for the corporation or partnership, an officer using the authority to do so, or the other general partners, will indicate the desire of the corporation or partnership to have the above -named applicant hold the beer license in his (her) name as the agent for the benefit of the corporation by affixing his (her) signature here, and he (she) further certifies that by signing this application he (she) is duly appointed, authorized and acting agent of the corporation or general partner of the partnership.

Name Title Date

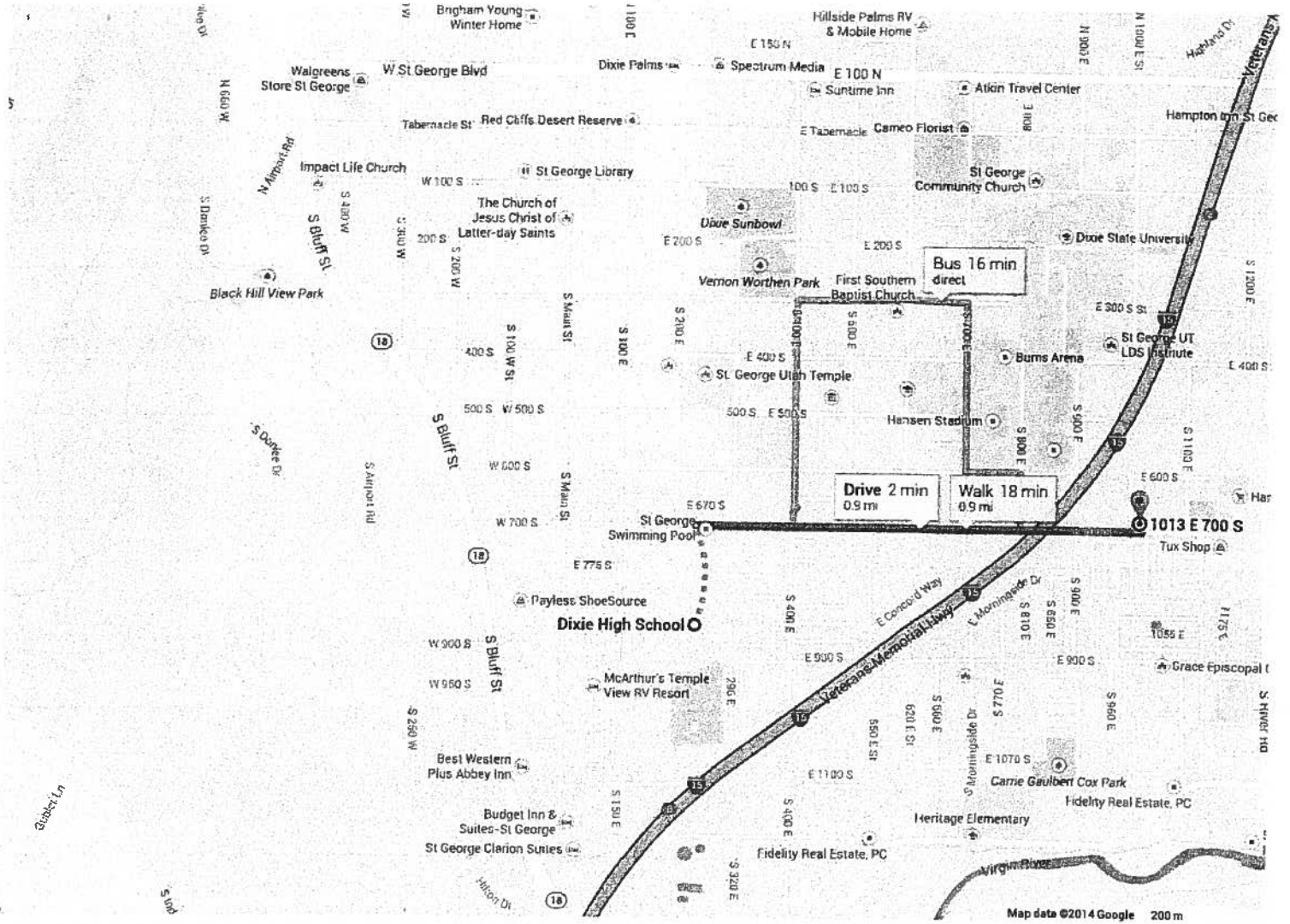
Google Maps



Heathmont Facility

1/7/14

Google Maps



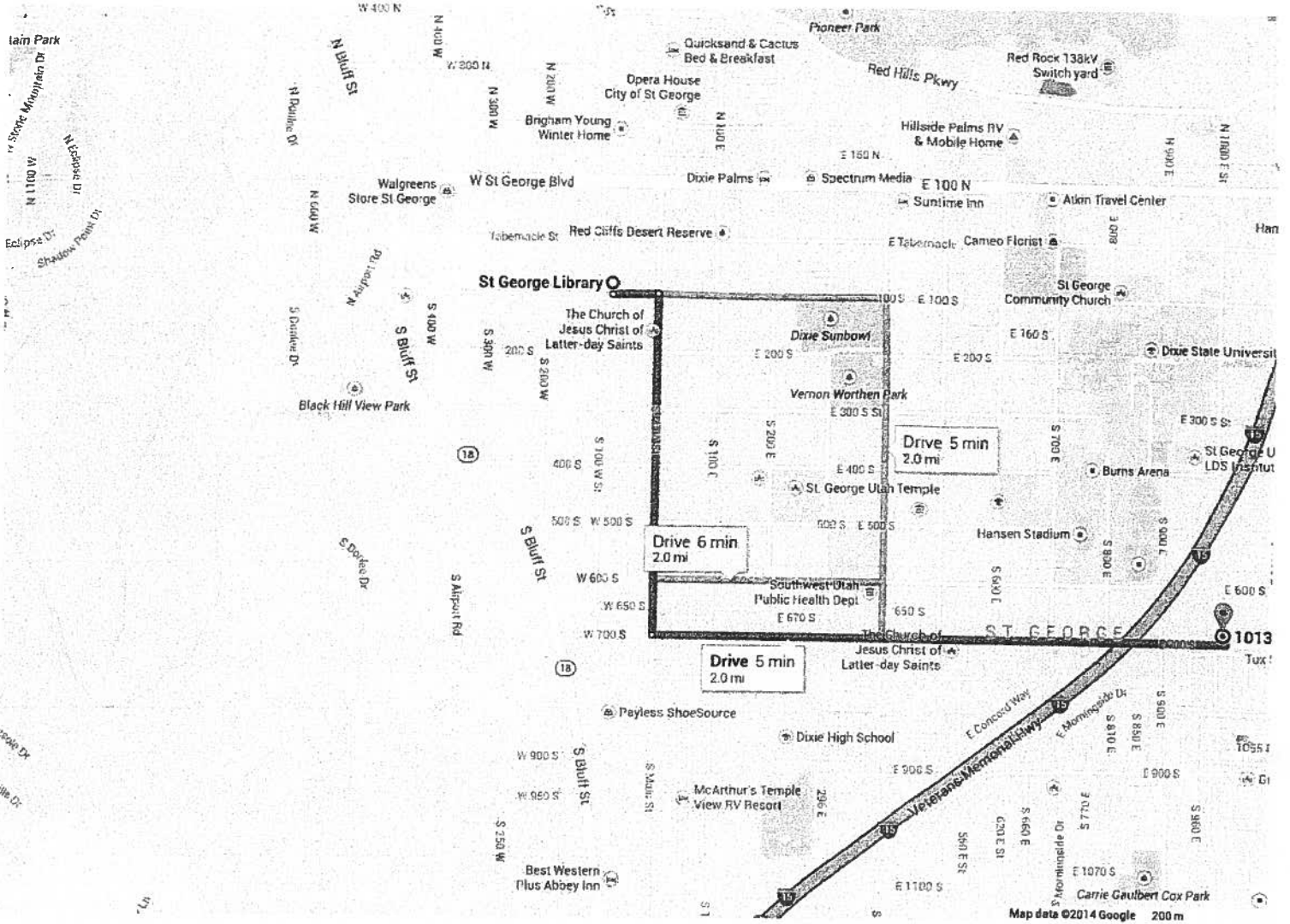
Shaw

Google Maps



Google Maps

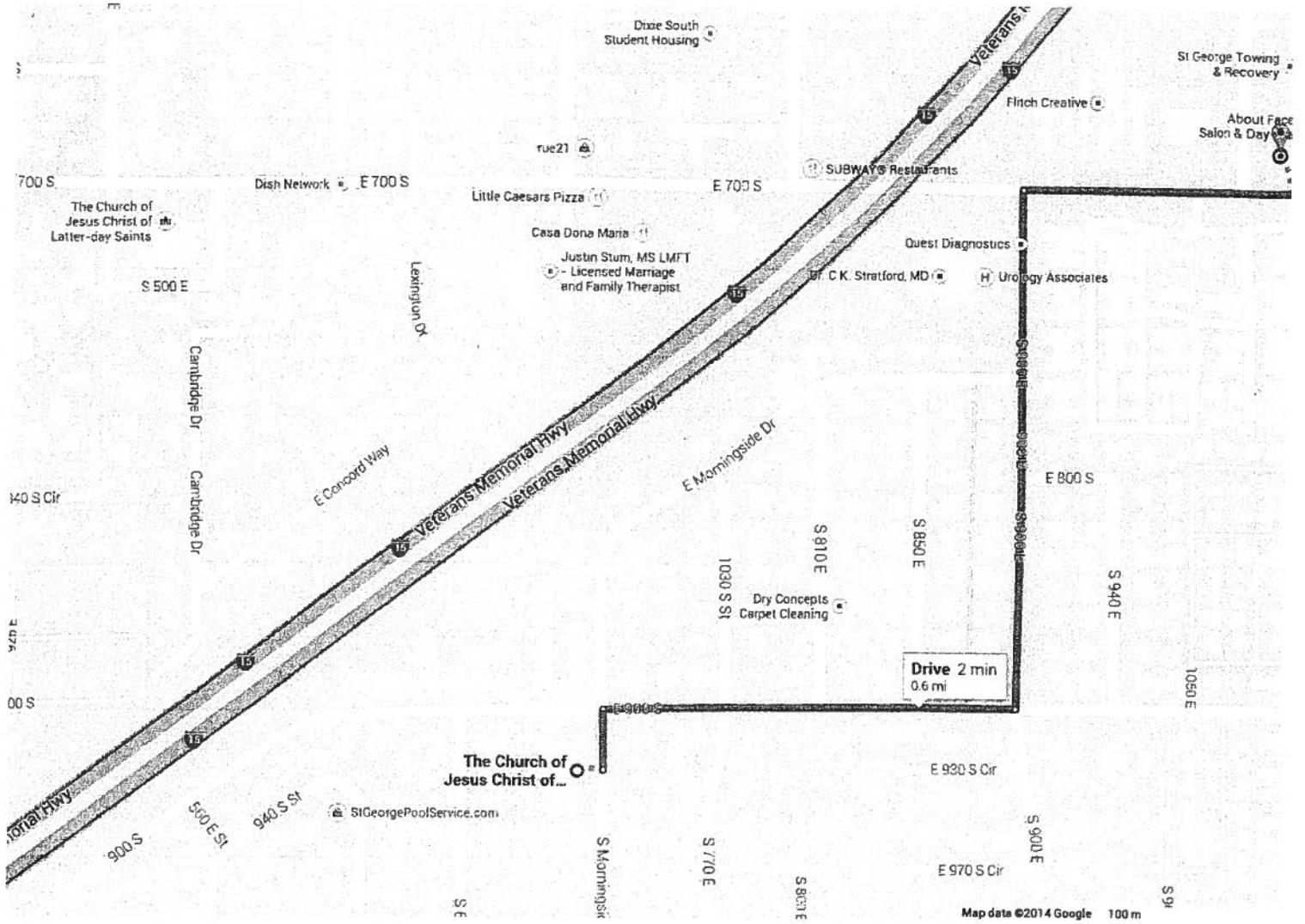




Library

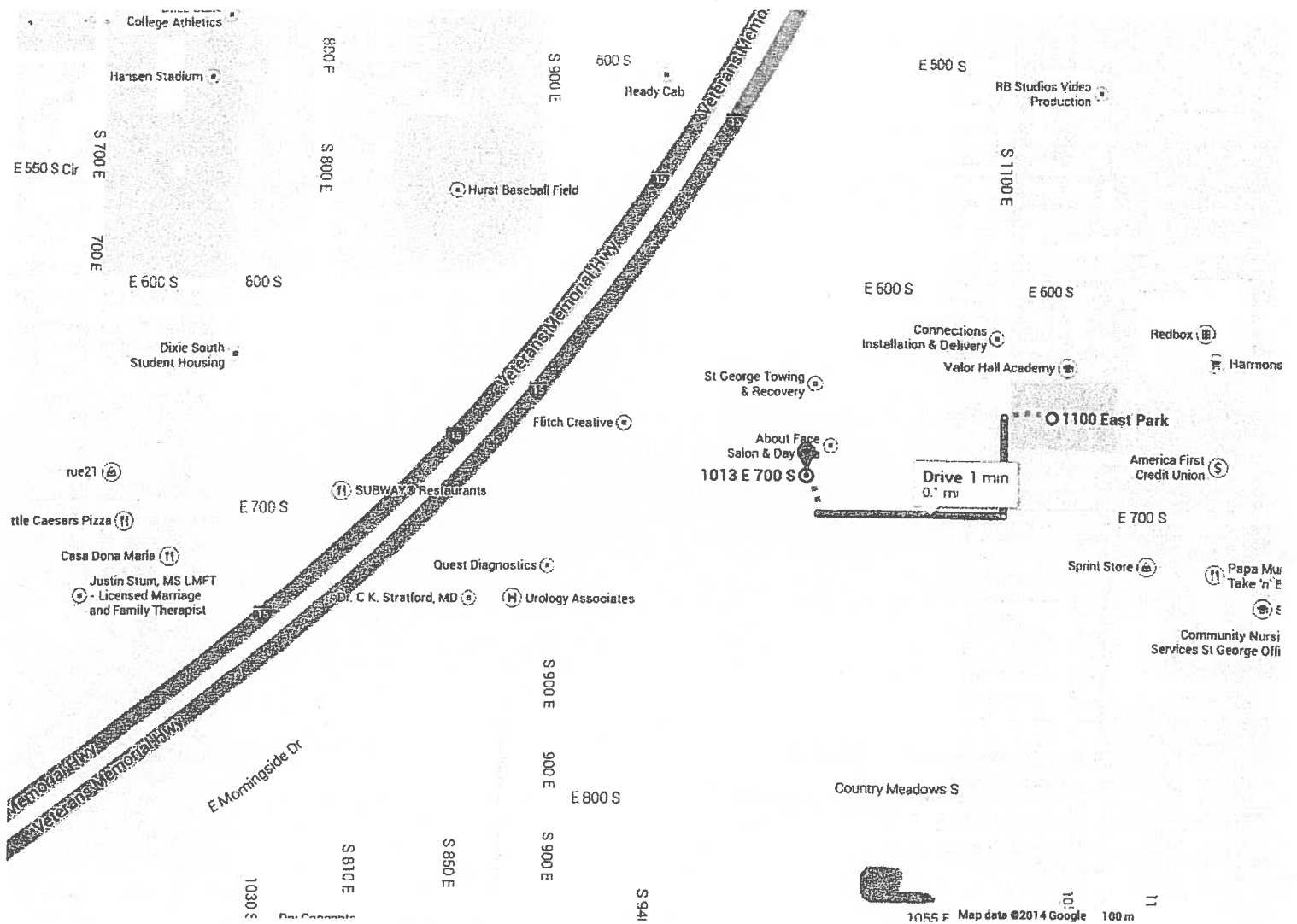
1/7/14

Google Maps



Church
15 miles
700 feet

Google Maps



Punk
.15 miles
792 feet

SALADS

DINNER SALAD	
FRESH ICEBERG LETTUCE & CHERRY TOMATOES WITH YOUR CHOICE OF DRESSING	2.60
ANTI PASTA SALAD	
FRESH ICEBERG LETTUCE TOPPED WITH PEPPERONI, CANADIAN BACON, MUSHROOMS, BLACK OLIVES, CHERRY TOMATOES & MOZZARELLA CHEESE WITH YOUR CHOICE OF DRESSING	4.30
CAESAR SALAD	
FRESH ROMAINE LETTUCE WITH BACON BITS & PARMESAN CHEESE	4.25
CHICKEN CAESAR SALAD	
FRESH ROMAINE LETTUCE, DELICIOUS SLICED CHICKEN WITH BACON BITS & PARMESAN CHEESE	5.83

DRESSINGS

RANCH, 1000 ISLAND, ITALIAN, BLUE CHEESE
RASPBERRY VINAIGRETTE, CREAMY CAESAR

BREADS

BREAD STICKS	
10-12 GARLIC BUTTERED STICKS WITH PARMANO CHEESE	2.80
MOZZARELLA STICKS	
10-12 GARLIC BUTTERED STICKS WITH MOZZARELLA CHEESE	5.25
BAGUETTE	
LONG THIN LOAF OF FRENCH BREAD TOPPED WITH BUTTER & PARMANO CHEESE	1.41
GARLIC BREAD	
THICK SLICE OF FRENCH BREAD TOPPED WITH GARLIC BUTTER, PAPRIKA, AND PARSLEY	.65
CHEESE BREAD	
THICK SLICE OF FRENCH BREAD TOPPED WITH GARLIC BUTTER, PAPRIKA, PARSLEY, & MOZZARELLA	.95
CINNAMON STICKS	
10-12 CINNAMON STICKS WITH CREAM CHEESE FROSTING	5.68
ADD WALNUTS	6.61

DIPPING SAUCES

RANCH, MARINARA, ALFREDO, & BBQ

SANDWICHES

12" ITALIAN SUB	
SANDWICH SERVED HOT WITH MARINARA SAUCE, PEPPERONI, CANADIAN BACON, SALAMI, MOZZARELLA CHEESE, LETTUCE, & TOMATO	6.60
6" ITALIAN SUB	
SAME AS THE 12", JUST HALF THE SIZE	3.30
SNACKWICH	
TWO OF OUR GARLIC BREADS TOPPED WITH OUR DELICIOUS MARINARA SAUCE, MOZZARELLA CHEESE, & YOUR CHOICE OF FOUR PIZZA TOPPINGS	4.70
PIZZA SNACK	
ONE OF OUR GARLIC BREADS TOPPED WITH OUR DELICIOUS MARINARA SAUCE, MOZZARELLA CHEESE, & YOUR CHOICE OF TWO PIZZA TOPPINGS	2.35

PIZZA

BUILD YOUR OWN TOPPINGS

PEPPERONI, CANADIAN BACON, MUSHROOMS, BLACK OLIVES, GREEN OLIVES, PINEAPPLE, ITALIAN SAUSAGE, ALMONDS, ANCHOVIES, COOKED OR FRESH TOMATOES, CHICKEN, STEAK, SALAMI, LEAN BEEF, JALAPENOS, ONIONS, GREEN PEPPERS, ARTICHOKE HEARTS

ROY'S ORIGINAL PIZZA

	8" 4 SLICES	10" 6 SLICES	12" 6 SLICES	14" 8 SLICES	16" 10 SLICES
COMBO :	7.40	11.50	15.60	19.00	22.40
CHEESE :	3.75	6.53	9.30	11.70	14.10
TOPPINGS :	.80	1.13	1.45	1.63	1.80
5 TOPPINGS OR MORE = COMBO PRICE STEAK ADD : \$2.00 CHICKEN ADD : \$1.50					
10" GLUTEN FREE PIZZA CRUST ADD \$3.00					

ROY'S COMBO

PEPPERONI, CANADIAN BACON, MUSHROOMS, BLACK OLIVES, PINEAPPLE, ONIONS, GREEN PEPPERS, & SAUSAGE

ROY'S SPECIALTY PIZZA

	8" 4 SLICES	10" 6 SLICES	12" 6 SLICES	14" 8 SLICES	16" 10 SLICES
CHICKEN :	6.80	10.26	13.70	16.43	18.85
STEAK :	7.30	10.76	14.20	16.93	19.35
CHEESE :	4.50	7.63	10.75	13.30	15.55
TOPPINGS :	.80	1.13	1.45	1.63	1.80

SPECIALTY SAUCES : ALFREDO, BBQ, RANCH
10" GLUTEN FREE PIZZA CRUST ADD \$3.00

OUR PICKS

ITALIAN STEAK	8.95	13.05	17.10	20.22	23.30
STEAK, MUSHROOMS, ONIONS, & GREEN PEPPERS, (YOU PICK THE SAUCE)					
HAWAIIAN	5.35	8.79	12.20	14.96	17.70
CANADIAN BACON, & PINEAPPLE					
ALL MEAT	7.40	11.50	15.60	19.00	22.40
PEPPERONI, CANADIAN BACON, SALAMI, LEAN BEEF, & SAUSAGE					
CHICKEN BACON RANCH	7.60	11.39	15.15	18.06	20.65
AS IT SAYS, OUR AWESOME CRUST SAUCED WITH RANCH, & TOPPED WITH CHICKEN, & BACON					
HAWAIIAN COWBOY	8.40	12.52	16.60	19.69	22.45
BBQ SAUCE, BACON, CHICKEN, & PINEAPPLE					
VEGGIE COMBO	7.40	11.50	15.60	19.00	22.40
MUSHROOMS, PINEAPPLE, BLACK OLIVES, ONIONS, GREEN PEPPERS, & TOMATOES					

LUNCH SPECIAL

8" TWO TOPPING PIZZA WITH SODA
6.33

CALZONES

ONE OF OUR 12" PIZZAS FOLDED IN HALF
WITH YOUR CHOICE OF THREE PIZZA TOPPINGS & ANY OF OUR PIZZA SAUCES

8.60
EXTRA TOPPINGS .93

PASTA

ALL PASTA'S SERVED WITH BAGUETTE

BUILD YOUR OWN

PASTA

PENNE, FETTUCCINE, SPINACH FETTUCCINE, CAVATAPPI, RADIATORE, ANGEL HAIR, SPAGHETTI, BOWTIE

SAUCES

MARINARA, MEAT MARINARA, ALFREDO, TOMATO PESTO

	SIZES		
	SMALL	MEDIUM	LARGE
MARINARA :	4.85	5.63	7.07
MEAT MARINARA :	5.85	7.07	8.54
ALFREDO :	5.85	7.07	8.54
TOMATO PESTO :	6.80	7.95	9.56

SIDES

CHICKEN :	2.56
CRAB :	2.56
VEGETABLES:	1.41

BAKED PASTA

BOWTIE PASTA LAYERED WITH MEAT MARINARA (OR YOU'RE SAUCE OF CHOICE),
MOZZARELLA, AND PARMESAN CHEESES

SERVED WITH ONE OF OUR DELICIOUS BAGUETTES

7.25

FAMILY PASTA MEAL

(SERVES 5-6)

PENNE PASTA, 5 BAGUETTES, & 2 LITER BOTTLE OF SODA

SAUCE CHOICES : MARINARA, MEAT MARINARA, ALFREDO

25.00

KIDS PASTA

KIDS SIZED PASTA SERVED WITH HALF A BAGUETTE & A SODA

MAC AND CHEESE :	4.95
SPAGHETTI WITH MARINARA :	4.95
ALFREDO :	5.95

BEVERAGES



PRODUCTS

FOUNTAIN DRINKS

COKE, DIET COKE, BARQS ROOT BEER, LEMONADE, DR. PEPPER, FANTA ORANGE, SPRITE 1.80

IBC CREAM SODA OR ROOT BEER 1.62

SARSAPARILLA 1.62

APPLE BEER 1.85

MINUTE MAID BOTTLED DRINKS 1.75

2 LITER BOTTLE
COKE, DIET COKE, BARQS ROOT BEER, LEMONADE, FANTA ORANGE, SPRITE, COKE ZERO 2.65

DRAFTAgenda Item Number : **6D****Request For Council Action**

Date Submitted 2014-02-12 17:03:43**Applicant** Jim Burgess**Quick Title** Approval Local Consent**Subject** Applicant Requests 3 Local Consents. 1. on premise beer license 2. private club license 3. banquet hall beer license This is a change of ownership for the Hilton Garden Inn, located at 1731 S Convention Center Dr. Licenses all ready existed for the previous owner.**Discussion** Change of ownership of the Hilton Gardens Inn.**Cost** \$0.00**City Manager Recommendation** Applicant meets the requirements not a new license just a change of ownership. Recommend approval.**Action Taken****Requested by** Shiloh Kirkland**File Attachments****Approved by Legal Department?****Approved in Budget?** **Amount:****Additional Comments**

APPLICANT'S QUESTIONNAIRE FOR BEER LICENSE

CITY OF ST GEORGE
BUSINESS LICENSE OFFICE
175 EAST 200 NORTH, ST GEORGE, UT 84770
435-627-4740

NOTE: All questions must be answered completely or the application will not be considered.
Two classifiable fingerprint cards are required of all applicants, to be taken by a bona fide law enforcement agency.

Please print or type

1. Full Name of Applicant James Bradley Burgess
First Middle Last

2. Applicant Social Security No. 1

3. Business Name St. George Hotel Holdings LLC

4. Location of Business 1731 So. Convention Center Drive St. George, Utah
84799

5. Business Phone Number 435-634-4100

6. Home Phone Number 435-586-0121 Cell Number 435-691-4002

7. Are you a citizen of the United States or registered alien? yes
Please provide proof

8. Full Name of Spouse: Mari Jenna Burgess Prisbrey
First Middle Last Maiden

9. Have you at any time been convicted of a felony in any court in the U.S.? no
If so, please give particulars -state, city, dates, etc. _____

10. Have you been convicted or pled guilty at any time to a law violation involving beer or alcoholic beverages? no If so, please provide particulars - state, city, dates, etc. _____

11. Give particulars of your employment or business you engaged in during the past five years. Please provide starting dates, position or business; employer's name and address of business. If unemployed part of the time, so state, giving place of residence. (Please submit additional sheet if necessary)

12. Who owns the real estate where this business is located?

St. George Hotel Holdings LLC

13. If premises are leased, state whether leased from owner or subleased from prior lessee. _____

14. Do you own the fixtures at this location? yes If not, please provide the name and address of the owner _____

15. If you own the fixtures at this location, state the investment which you have in fixtures and equipment \$ 25,000

16. How close is the nearest **Church** to the proposed business location? 1000' +

Nearest School? 1000' + In Feet Nearest Park? 1000' + In Feet 528
Nearest Public Library 1000' + In Feet

Nearest Residential Treatment Facility 1000' + In Feet

17. Will you serve food? yes If so, please provide a sample menu.

18. Has a license covering any place in which you had a financial interest ever been revoked or suspended? no If so, please provide particulars, dates, name of individual to whom the license was issued. _____

19. If you will be employed or otherwise occupied other than this business, state how much time you will spend at the other occupation or employment. 95%

20. How much time do you spend in the business represented in this application? 5%

21. Please provide the name(s) of the person(s) to be in charge of this business during any time that you may be away from the premises.

First Matthew Middle Noel Last Harvey
Home address 1680 no 2500 w. City St. George State ut. Zip 84770

22. Are you familiar with the City of St George ordinance regulating the sale of beer and alcoholic beverages? yes

23. Have you ever held a beer or liquor license in Utah? no If so, please provide dates and the address of the establishment. _____

24. Have you ever held a beer or liquor license in other states? no If so, please provide the state, date and address of the establishment. _____

25. Have you ever been employed in an establishment in Utah which sells beer? _____ Please provide the date and address of establishment no _____

General remarks: Please provide information which you believe will help the City Council to make a decision upon your application. _____


Authorized Applicant Signature

2-13-14
Date

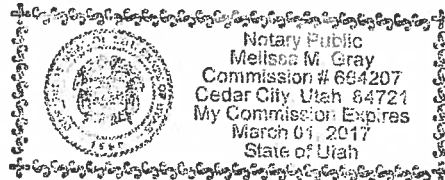
STATE OF UTAH)
) ss.
County of Washington)

I, Melissa Gray being first duly sworn, depose and say the foregoing questionnaire is in all respects true and correct, to the best of my knowledge and belief and that I am the above named applicant. I understand that any false information constitutes perjury.

SUBSCRIBED AND SWORN TO before me this
13th day of Feb. 20 13.

Melissa Gray
Notary Public

My Commission Expires 3/1/17.



License Number: _____

CITY OF ST. GEORGE

175 East 200 North • St. George, UT 84770 (435) 627-4740

APPLICATION FOR BUSINESS LICENSE

Office use only _____

Please check applicable box

- ☒ New
☐ Renewal (Must still complete form)
☐ Address change (Requires zoning approval)

Please Print

Name of Business St. George Hotel Holding LLC DBA St. George Hilton Garden Inn

Address at Which Business Will be Conducted 1731 So Convention Center Dr. St. George, Utah 84721 Business Phone 634-4100

Mailing Address (If Different) 1125 No. Hovi Hills Dr. Cedar City, Utah Cell Phone 491-4002

Name of Applicant James Bradley Burgess SSN# _____ Home Phone 435-586-0771

Residence Address of Applicant 183 So. Marble Canyon Dr. Cedar City, Utah 84720

Please attach a copy of the applicable documents filed with the State or Utah Division of Corporations and Commercial Code

Business is: ☐ Corporation ☐ Sole Proprietorship ☐ Partnership ☒ Limited Liability Company

List all owners other than applicant. If a corporation, partnership, or limited liability company, list other officers, general partners or members.

Brett Burgess, Quinten Ence

Email Address Jim@burgessinvestmentgroup.com

Date of Commencing Business in St. George 2-25-2014 Sales Tax Number _____ Federal Tax ID 46-4579701

Type of business to be conducted Full Service Hotel and Restaurant

If Required to be Licensed by State, Check Here ☒ ALSO ATTACH A COPY OF STATE LICENSE

Average Number of Employees _____ Days & Hours of Operation 24/7

HOME OCCUPATION ORDINANCE: (Sign only if you are conducting a business out of your home. Request a copy of the Home Occupation Ordinance.)
I will comply with the provisions of the City's Ordinance for Home Occupation.

Signature _____ Date 2-13-14

BUSINESS LICENSE FEE PAYABLE:

General Business License Fee (\$50.00) \$ 50
Number of Full-Time Employees 24 at \$10.00 each \$ 240
Number of Part-Time Employees 17 at \$5.00 each \$ 85
(Who Will Work Less Than 450 Hours Per Year)
\$25.00 Late Charge on renewals after February 28 \$ _____
Amount of Bond (If Required) \$ _____
Total Fees Due (\$350.00 Maximum Before Late Fee) \$ 350

Application completed by (please print): Jim Burgess Title Manager

By submitting a signed application, the applicant certifies that the business does not and will not during the licensing period knowingly employ, or subcontract with any entity which employs workers in violation of 8 USC § 1324a. By signing, the applicant acknowledges that the applicant has read, understands, and agrees to comply with the requirements of federal and state law regarding eligibility of workers.

I understand that falsifying any information on this application constitutes sufficient cause for rejection or revocation of my license. I also understand that the City License Officer may require additional information as permitted by the ordinance, and also agree to supply the same as part of this application. I understand this License will expire December 31 and it is my responsibility to renew this License annually without further notification from the City of St. George.

* Authorized Applicant Signature _____ Title Manager Date 2-13-14

* Application must be signed by: a) a corporate officer if the business is a corporation (i.e. a president, corporate secretary-treasurer, or vice president of the corporation, or the manager of one or more manufacturing, production or operation facilities, with authority to sign documents); b) a general partner, member or proprietor if the business is a partnership, limited liability company or proprietorship respectively; or c) a duly authorized representative (written authorization and written change of authorization must be attached) of the corporation, general partnership, limited liability company or proprietorship.

RETAIN GOLDEN ROD COPY FOR YOUR RECORDS

February 13, 2014

TO WHOM IT MAY CONCERN:

I am writing this letter on behalf of Mr. James Burgess, whom I have personally known for over 5 years and know him to be person of good moral character.

It is my opinion that he is a fit and proper person to be granted a liquor license.

Regards,

A handwritten signature in black ink, appearing to read "R. E. Brown". The signature is stylized with a large, looped "R" and a series of connected, wavy lines for the rest of the name.

435-628-2121

February 13, 2014

TO WHOM IT MAY CONCERN:

I am writing this letter on behalf of Mr. James Burgess, whom I have personally known for over 5 years and know him to be person of good moral character.

It is my opinion that he is a fit and proper person to be granted a liquor license.

Regards,

A handwritten signature in cursive script that reads "Rhonda Molsuth". The signature is written in dark ink and is positioned below the word "Regards,".

435-313-4474

February 13, 2014

TO WHOM IT MAY CONCERN:

I am writing this letter on behalf of Mr. James Burgess, whom I have personally known for over 5 years and know him to be person of good moral character.

It is my opinion that he is a fit and proper person to be granted a liquor license.

Regards,

Makini Subbe
435-272-2268


February 13, 2014

TO WHOM IT MAY CONCERN:

I am writing this letter on behalf of Mr. James Burgess, whom I have personally known for over 5 years and know him to be person of good moral character.

It is my opinion that he is a fit and proper person to be granted a liquor license.

Regards,


435-705-8307

February 13, 2014

TO WHOM IT MAY CONCERN:

I am writing this letter on behalf of Mr. James Burgess, whom I have personally known for over 5 years and know him to be person of good moral character.

It is my opinion that he is a fit and proper person to be granted a liquor license.

Regards,

Ryan Thomas

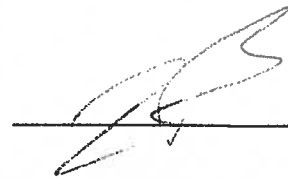
435-628-2121

To Whom It May Concern,

I give consent to permit any authorized representative of St George City or any Law Enforcement Officer an unrestricted right to enter the premises of the St George Hilton Garden Inn.

Jim Burgess

Managing Officer of St George Hotel Holdings LLC



2/13/2014



APPETIZERS*

UNTRADITIONAL SHRIMP COCKTAIL 11

Chilled gulf shrimp, avocado, tomatoes and fresh lime layered together and served with cocktail sauce

GRANDE GARDEN QUESADILLA 9

Fire-grilled veggies, avocado, jalapeños and melted cheese served with chipotle sour cream and salsa

WINGS OF THE WORLD 10

Chicken wings tossed and sauced. Choose Traditional Buffalo or BBQ with choice of dipping sauce

NACHOS 10

Corn chips topped with choice of ground beef or chicken, Cheddar Jack cheese, olives, onions, peppers, jalapeños and sour cream. Served with a side of salsa

POTATO SKINS 8

Potato skins, fried and topped with cheese and bacon bits. Served with Garden Ranch

FRIED ZUCCHINI 8

Zucchini slices, beer battered and fried. Served with Garden Ranch

SOUPS AND SALADS*

SOUP OF THE DAY 6

Warm up to HGT's pipin' hot soup of the day. Ask your server for details

FIESTA GARDEN COBB SALAD 11

Mixed greens, grilled chicken, avocado, applewood bacon, onion, tomato, egg, Cheddar Jack cheese and garlic croutons

SPINACH SALAD 11

Spinach, applewood bacon, mushrooms, red onions, bleu cheese and garlic croutons

TOSSED GREEN SALAD 9

Spring greens, cucumbers, tomatoes, red onions, carrots, peppers, olives and garlic croutons

TRADITIONAL CAESAR SALAD 10

Hearts of romaine tossed with traditional Caesar dressing, Parmesan cheese and garlic croutons

BURGERS & SANDWICHES* *Served with choice of side.*

CLASSIC MOBLEY BURGER 9

Conrad Hilton's Steakhouse burger, charbroiled with melted cheddar cheese, lettuce, ripe tomato and onion on a sesame seed bun. Add bacon for \$.99

GARDENBURGER® 9

An organic grain and veggie "burger" on sesame seed bun with avocado, lettuce, ripe tomato and mayo

MUSHROOM SWISS BURGER 10

Sautéed mushrooms and onions, Swiss cheese, ripe tomato and mayo.

BLUE CHEESEBURGER 10

Bleu cheese crumbles, onion, lettuce, ripe tomato and mayo

MALIBU CHICKEN BURGER 10

Grilled chicken breast, sliced ham, Swiss cheese, sliced pineapple, lettuce, ripe tomato and honey mustard

CALIFORNIA TURKEY CLUB 10

Turkey, Swiss, applewood bacon, avocado, tomato, mixed greens and mayo

CALYPSO CHICKEN CLUB 11

Citrus chicken, Pepper Jack, applewood bacon, avocado, romaine, tomato, onion and mayo

CLASSIC BLT 8

Applewood bacon, lettuce, ripe tomato and mayo

ENTRÉES* *Served with choice of two sides. Pasta served with tossed salad*

NY STRIP 22

Char-broiled USDA Choice center-cut strip loin finished with roasted garlic and herb butter

FISH AND CHIPS 13

Beer-battered cod and fries served with hand-crafted malt vinegar-tartar sauce (Side items not included)

TODAY'S FRESH FISH (MARKET PRICE)

Our seasonal market catch simply prepared then served with lemon butter and fresh herbs

GRILLED CHICKEN FETTUCCHINE 14

Grilled chicken breast, mushrooms, spinach, roasted peppers, in a creamy white wine sauce

GRILLED VEGETABLE TORTELLINI 14

Tricolor cheese tortellini tossed with fire-grilled vegetables and a white wine sauce

*Please note that some of our dishes may contain traces of nuts. For guests with special dietary requirements or allergies who may wish to know about the food ingredients used, please ask a member of the Restaurant team. Consuming raw or undercooked meats, poultry or seafood may increase your risk of foodborne illness, especially if you have certain medical conditions

**A Corkage Fee of \$10.00 will be applied to any bottle of wine consumed that is not purchased through the Office Lounge.

*On The Lighter Side**

UNTRADITIONAL SHRIMP COCKTAIL 11

Chilled gulf shrimp, avocado, tomatoes and fresh lime layered together and served with cocktail sauce

GRANDE GARDEN QUESADILLA 9

Fire-grilled veggies, avocado, jalapeños and melted cheese served with chipotle sour cream and salsa

WINGS OF THE WORLD 10

Chicken wings tossed and sauced. Choose Traditional Buffalo or BBQ with choice of dipping sauce

NACHOS 10

Corn chips topped with choice of ground beef or chicken, Cheddar Jack cheese, olives, onions, peppers, jalapeños and sour cream. Served with a side of salsa

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SPINACH SALAD 11

Spinach, applewood bacon, mushrooms, red onions, bleu cheese and garlic croutons

TOSSED GREEN SALAD 9

Spring greens, cucumbers, tomatoes, red onions, carrots, peppers, olives and garlic croutons

TRADITIONAL CAESAR SALAD 10

Hearts of romaine tossed with traditional Caesar dressing, Parmesan cheese and garlic croutons

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*Entrées**

Served with choice of two sides. Pasta served with tossed green salad.

NY STRIP 22

Char-broiled USDA Choice center-cut strip loin finished with roasted garlic and herb butter

FISH AND CHIPS 13

Beer-battered cod and fries served with hand-crafted malt vinegar tartar sauce (Side items not included)

TODAY'S FRESH FISH (MARKET PRICE)

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GRILLED CHICKEN FETTUCCHINE 14

Grilled chicken breast, mushrooms, spinach, roasted peppers, in a creamy white wine sauce

GRILLED VEGETABLE TORTELLINI 14

Tricolor cheese tortellini tossed with fire-grilled vegetables and a white wine pesto sauce

BAJA BBQ CHICKEN FLATBREAD 11

Chicken, bacon, cheese, onion, BBQ sauce, tortilla strips, avocado and chipotle-ranch (Side items not included)

CHICKEN PESTO FLATBREAD 11

Char-grilled chicken, Roma tomatoes, mozzarella, garlic, roasted peppers and basil pesto (Side items not included)

CHICKEN ALFREDO FLATBREAD 11

Char-grilled chicken, alfredo, mozzarella and parmesan cheeses, garlic, roasted peppers, and spinach (Side items not included)

*Please note that some of our dishes may contain traces of nuts. For guests with special dietary requirements or allergies who may wish to know about the food ingredients used, please ask a member of the Restaurant team. Consuming raw or undercooked meats, poultry or seafood may increase your risk of foodborne illness, especially if you have certain medical conditions.

*Desserts**

CARAMEL APPLE GRANNY PIE 6

Granny Smith apples, buttery caramel and toffee slow baked in a shortbread crust

CLASSIC KEY LIME PIE 6

Tart and refreshing Florida Key Lime custard, silky whipped cream in a traditional graham cracker crust

SIGNATURE ROCKSLIDE BROWNIE 7

Chocolate chunk brownie with pecans, caramel drizzle, vanilla ice cream and chocolate sauce

MOLTEN CHOCOLATE MELTDOWN 8

Rich, deeply chocolate cake, served warm with an eruption of molten dark chocolate truffle core

*Kids Menu**

Served with choice of side.

CHICKEN TENDERS 5

GRILLED CHEESE SANDWICH 5

PEANUT BUTTER & JELLY 5

KRAFT® MACARONI AND CHEESE 5

Beverages

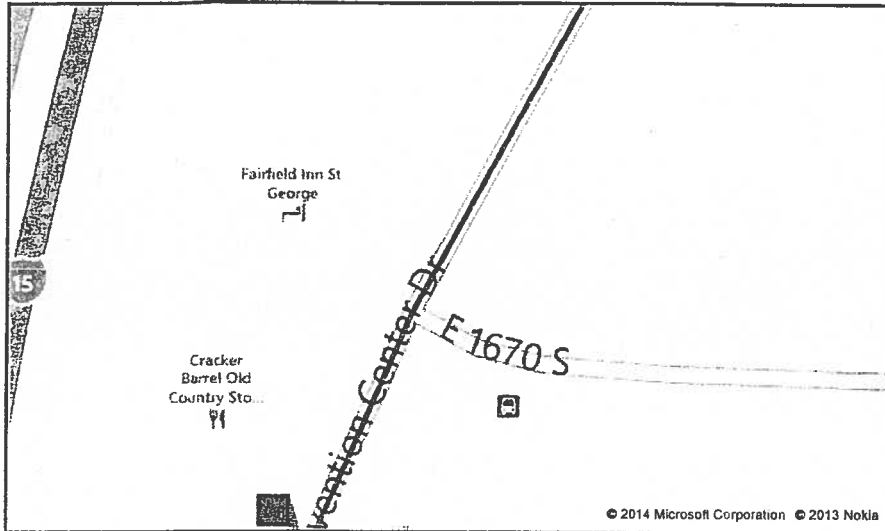
FRESHLY-BREWED COFFEE 2

ICED TEA 2

SOFT DRINKS 2

*Please note that some of our dishes may contain traces of nuts. For guests with special dietary requirements or allergies who may wish to know about the food ingredients used, please ask a member of the Restaurant team. Consuming raw or undercooked meats, poultry or seafood may increase your risk of foodborne illness, especially if you have certain medical conditions.

Print this page in a more readable format: Click Print next to the upper-right corner of the map.



A 1731 S Convention Center Dr, St George, UT 84790

Depart S Convention Center Dr toward E 1670 S

0.1 mi

Arrive at S Convention Center Dr, St George, UT 84790

The last intersection is E 1670 S

If you reach S Bluff St, you've gone too far

B Crosby Family Confluence Park
S Convention Center Dr, St George, UT 84790

Report a problem

These directions are subject to the Microsoft® Service Agreement and for informational purposes only. No guarantee is made regarding their completeness or accuracy. Construction projects, traffic, or other events may cause actual conditions to differ from these results. Map and traffic data © 2014 NAVTEQ™.

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2/13/2014

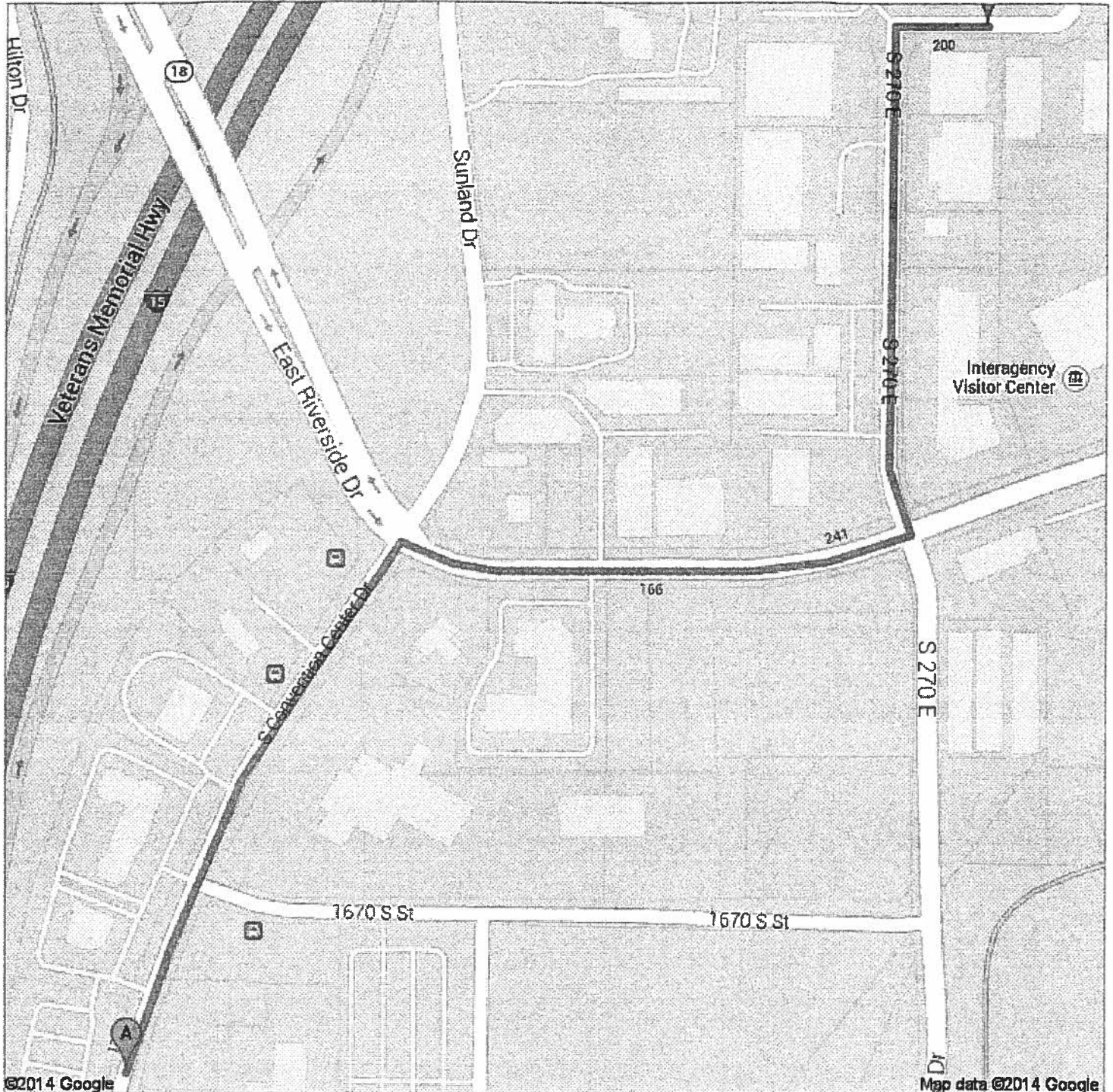
Hilton Garden Inn St. George to SMCC The Springs Church - Google Maps



Directions to SMCC The Springs Church




291 E 1400 S, St George, UT 84790

0.7 mi – about 3 mins



**Hilton Garden Inn St. George**

1731 S Convention Center Dr, St George, UT 84790

-
- | | |
|--|--------------|
| 1. Head north on S Convention Center Dr toward 1670 S St | go 0.2 mi |
| About 51 secs | total 0.2 mi |
|  2. Take the 2nd right onto E Riverside Dr | go 0.2 mi |
| About 51 secs | total 0.4 mi |
|  3. Turn left onto S 270 E | go 0.2 mi |
| About 53 secs | total 0.6 mi |
|  4. Take the 1st right onto E 1400 S | go 190 ft |
| Destination will be on the left | total 0.7 mi |
-

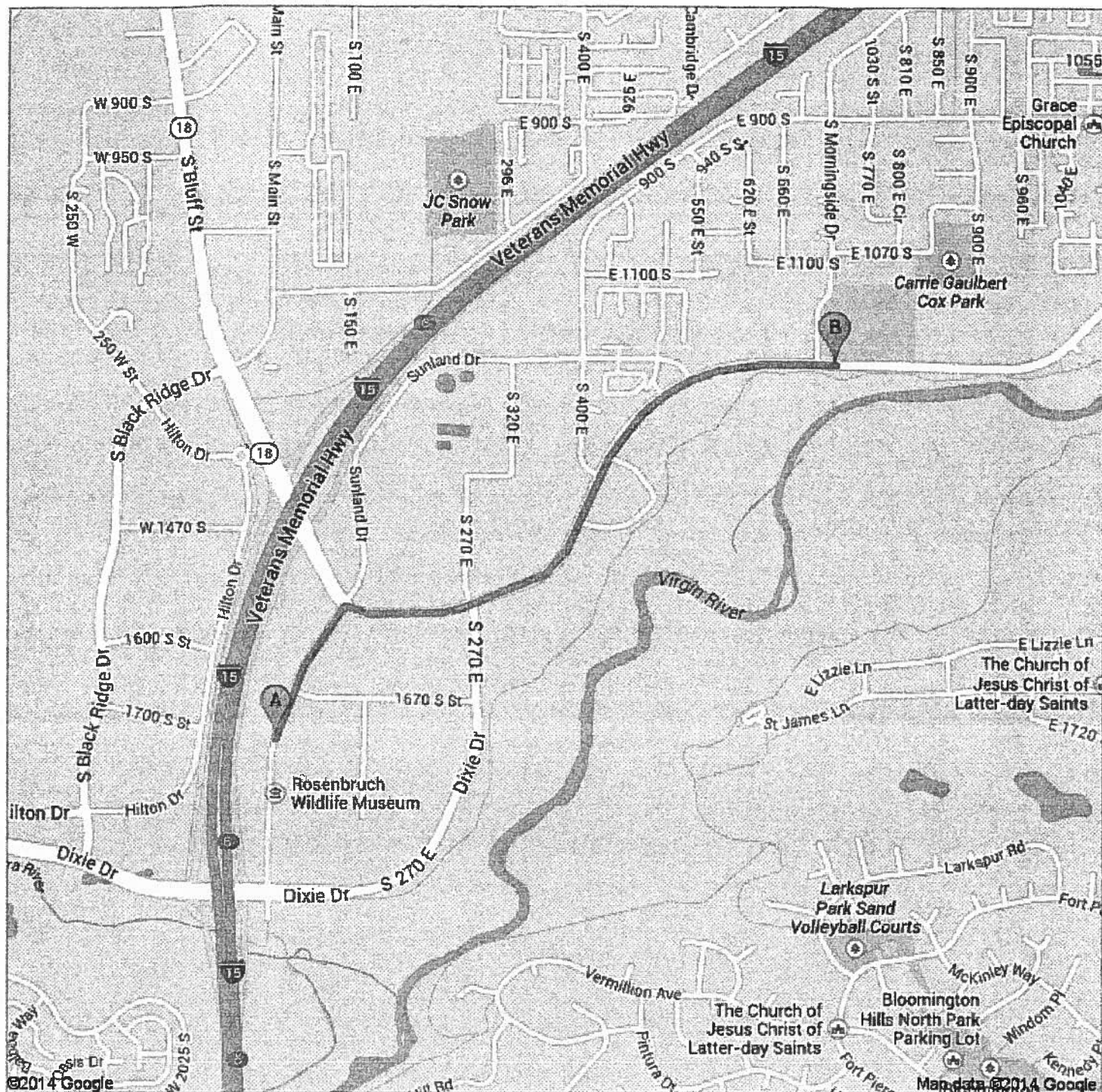
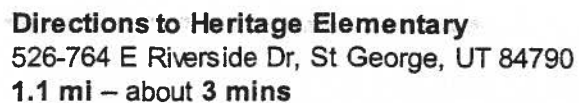
**SMCC The Springs Church**

291 E 1400 S, St George, UT 84790

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.

Map data ©2014 Google

Directions weren't right? Please find your route on www.google.com and click "Report a problem" at the bottom left.



**Hilton Garden Inn St. George**

1731 S Convention Center Dr, St George, UT 84790

1. Head north on **S Convention Center Dr** toward **1670 S St**
About 51 secs

go 0.2 mi
total 0.2 mi

2. Take the 2nd right onto **E Riverside Dr**

Destination will be on the left

About 2 mins

go 0.9 mi
total 1.1 mi**Heritage Elementary**

526-764 E Riverside Dr, St George, UT 84790

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.

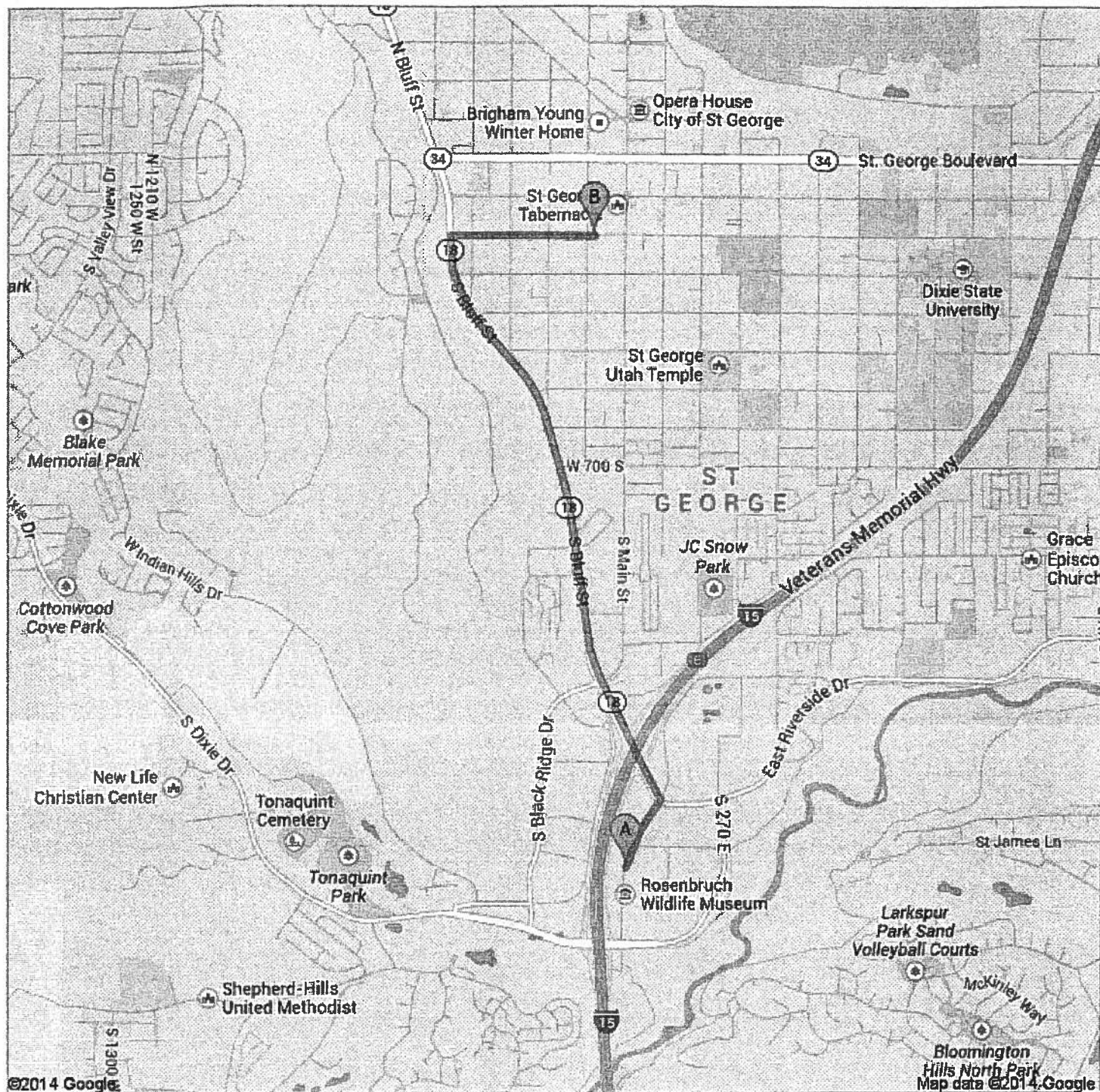
Map data ©2014 Google

Directions weren't right? Please find your route on www.google.com and click "Report a problem" at the bottom left.

**Directions to St George Library**




88 W 100 S, St George, UT 84770

2.5 mi – about 6 mins



**Hilton Garden Inn St. George**

1731 S Convention Center Dr, St George, UT 84790

1. Head north on **S Convention Center Dr** toward **1670 S St**
About 52 secs go 0.2 mi
total 0.2 mi
-  2. Turn left onto **E Riverside Dr**
About 49 secs go 0.1 mi
total 0.4 mi
-  3. Continue onto **UT-18 N**
About 3 mins go 1.8 mi
total 2.1 mi
-  4. Turn right onto **W 100 S**
Destination will be on the left
About 1 min go 0.4 mi
total 2.5 mi

**St George Library**

88 W 100 S, St George, UT 84770

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.

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Directions weren't right? Please find your route on www.google.com and click "Report a problem" at the bottom left.

DRAFTAgenda Item Number : **6E**

Request For Council Action

Date Submitted 2014-02-11 12:03:38**Applicant** Thomas Heers**Quick Title** Approval for Limited Service Restaurant Liquor License**Subject** Applicant requests approval for Limited Service Restaurant Liquor License. Business is located at 511 S Airport Rd. Applicant has met all requirements.**Discussion****Cost** \$0.00**City Manager Recommendation** Great upgrade to the old Rococo business on the west Black Hill. The old restaurant had a license so this is not additional one. Recommend approval.**Action Taken****Requested by** Shiloh Kirkland**File Attachments****Approved by Legal Department?****Approved in Budget?** **Amount:****Additional Comments**

LIMITED-SERVICE RESTAURANT LIQUOR LICENSE

Local Consent

PURPOSE: Local business licensing authority provides written consent to the Alcoholic Beverage Control Commission (1) to issue an on-premise alcohol license for a person to store, sell, offer for sale, furnish, or allow the consumption of an alcoholic product on the premises of the applicant; and (2) to authorize a variance reducing the proximity requirements

AUTHORITY: Utah Code 32B-1-202; 32B-5-201 through 203; 32B-5-205 and -206

St. George, ☒ City ☐ Town ☐ County
Local business license authority

hereby grants its consent to the issuance of a limited-service restaurant liquor license to:

Business Name (DBA): Inn on the Cliff LLC

Applicant Entity/Business Owner: Thomas Heers

Location Address: 511 S Airport Rd.

Authorized Signature

Name/Title

Date

LOCAL CONSENT FOR PROXIMITY VARIANCE

In accordance with Utah Code 32B-1-202, the local authority also grants consent to a variance regarding the proximity of this establishment relative to a public or private school, church, public library, public playground, or park.

Authorized Signature

Name/Title

Date

This is a suggested format. A locally produced city, town, or county form is acceptable. Local consent may be faxed to the DABC at 801-977-6889 or mailed to: Department of Alcoholic Beverage Control, PO Box 30408, Salt Lake City, UT 84130-0408
DABC Local Consent (RL) 1/2012

BEER LICENSE APPLICATION

CITY OF ST GEORGE
BUSINESS LICENSE OFFICE
175 EAST 200 NORTH, ST GEORGE, UT 84770
435-627-4740

(This application must be accompanied by an Applicant's Questionnaire and satisfactory fingerprint cards)

Applicant must be the owner/operator. If the owner is a corporation, the applicant shall be the corporation's agent; if the owner is a partnership; the applicant shall be a general partner of the partnership.

Please print or type

1. Applicant's Name Thomas E. Heers
First Middle Last

Corporation or partnership name, if applicant is an agent. _____

Inn on the Cliff LLC

2. Name under which business will be operated (If different from name of applicant, corporation or partnership) Thomas E. Heers
First Middle Last

3. Location of Business 511 S. Airport Rd. St George, UT 84770

4. Mailing address (If different from location of business)

Address City State Zip

5. If party who will manage the business is different from the applicant; please provide the name and address of the managing party.

First Middle Last

Address City State Zip

6. If a corporation, list below or attach on a separate sheet, the names and addresses of the corporation's principal officers and any stockholders who own 10 % or more of the corporation. If a partnership, list the names and addresses of the other general

Applicant Signature

Date _____

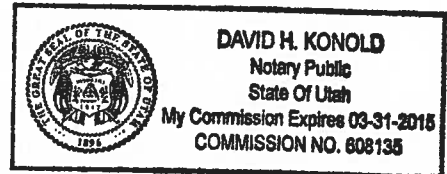
STATE OF UTAH)
) ss.
County of Washington)

I, Thomas E. Heers being first duly sworn, depose and say the foregoing questionnaire is in all respects true and correct, to the best of my knowledge and belief and that I am the above named applicant. I understand that any false information constitutes perjury.

SUBSCRIBED AND SWORN TO before me this
27th day of January 2014

Notary Public

My Commission Expires



If applicant is an agent for the corporation or partnership, an officer using the authority to do so, or the other general partners, will indicate the desire of the corporation or partnership to have the above –named applicant hold the beer license in his (her) name as the agent for the benefit of the corporation by affixing his (her) signature here, and he (she) further certifies that by signing this application he (she) is duly appointed, authorized and acting agent of the corporation or general partner of the partnership.

Thomas E. Heels
Name

Manager
Title

1-27-14
Date

APPLICANT'S QUESTIONNAIRE FOR BEER LICENSE

**CITY LICENSE OFFICE, CITY OF ST GEORGE, UTAH
175 EAST 200 NORTH ST GEORGE, UT 84770**

**NOTE: All questions must be answered completely or application will not be considered.
Please print or type.**

1. Full Name of Applicant Thomas E. Heers
(First) (Middle) (Last) (Social Security No.)
2. Business Name Inn on the Cliff/Cliff side restaurant
3. Location of Business 511 S. Airport Rd. St George UT 84770
4. Are you a citizen of the United States or registered alien? US. citizen
5. Residence Address 815 W 1300 S Hurricane UT 84737
6. Full Name of Spouse Dorothy R. Heers
(First) (Middle) (Last) (Maiden)
7. Have you at any time been convicted of a felony in any court in the U.S.? No
If so, give Particulars - city, dates, etc. _____
8. Have you been convicted or pled guilty at any time to a law violation involving beer or alcoholic beverages? No
If so, give particulars - city, dates, etc. _____
9. Give particulars of your employment or business engaged in during the past five years, stating dates, position or business, employer's name and address of business. If unemployed part of the time, so state, giving place of residence.
2008 - 2009 LDS MISSION Kohala, Hawaii.
20010 - 2010 - 2011 Real Estate LAS VEGAS Nevada.
7267 Bugler Swan No. Las Vegas 89084
2012 - 2014 General Contractor
815 W 1300 S Hurricane UT 84737
10. Who owns the real estate where this business is located? Thomas and Dorothy Heers
Innovative Property Holdings LLC

11. If premises are leased, state whether leased from owner or subleased from prior lessee.

N/A

12. Do you own fixtures at this location? Yes

If not, give name and address of owner. _____

13. If you own fixtures at this location, state the investment which you have in fixtures and equipment \$ 90,000

14. How close is the nearest **Church** to the proposed business location? 4,224

(In Feet)

Nearest **School**? 3,168 Nearest **Park**? 1,584 Nearest **Public**

Library? 7920

(In Feet)

(In Feet)

(In Feet)

Nearest **Residential Treatment Facility**? 86592

(In Feet)

15. Will you serve food? Yes

If so, submit a sample of the menu you plan to use.

16. Has a license covering any place in which you had a financial interest ever been revoked or suspended? No

If so, give name of individual to whom license was issued and year. _____

17. If you will be employed or otherwise occupied other than this business, state how much time you will spend at the other occupation or employment. - 0 -

18. How much time do you spend in the business represented in this application? 100%

19. Give name(s) of the person(s) to be in charge of this business during any time that you may be away from the premises. Dorothy Heers

(First)

(Middle)

(Last)

Home address: 815 W 1300 S Hurricane Utah 84737

20. Are you familiar with the ordinance of the City of St. George regulating the sale of beer and alcoholic beverages? Yes

21. Have you ever held a beer or liquor license in Utah? No

If so, give

(Dates)

(Addresses)

22. Have you ever held a beer or liquor license in other states? No
If so, what states? _____
(Give dates and addresses) _____

23. Have you ever been employed in an establishment in Utah which sells
beer? NO
If so, give _____
(Dates) (Addresses)

Two classifiable fingerprint cards are required of all applicants, to be taken by a bona fide law enforcement agency.

General remarks: Give any information which you believe will help the City Council to make a decision upon your application: _____

We plan on being very responsible & careful
in selling and serving beer & wine.

T. E. K.

Signature of Applicant

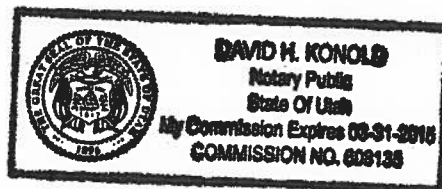
STATE OF UTAH)
) ss.
County of Washington)

I, Thomas E. Heers being first duly sworn,
depose and say the foregoing questionnaire is in all respects true and correct, to the best of my
knowledge and belief and that I am the applicant above names. I understand that any false
information constitutes perjury.

SUBSCRIBED AND SWORN TO before me this
27th day of January 2014.

David H. Konold
Notary Public

My Commission Expires 3-31-2015



License Number: _____

CITY OF ST. GEORGE

175 East 200 North • St. George, UT 84770 (435) 627-4740

APPLICATION FOR BUSINESS LICENSE

Office use only (Sam Rocco)

Please check applicable box

- ☒ New
☐ Renewal (Must still complete form)
☐ Address change (Requires zoning approval)

FOR CITY OFFICE USE ONLY			
APPROVALS: (Required for New Business or Change of Location)			
Zoning <u>9000</u>	/Date <u>1/3/20</u>	Business L.O. _____	
City Attorney _____	/Date _____	Police Chief _____	/Date _____
Fire Chief <u>X</u>	/Date _____	Building Dept. _____	/Date _____
Receipt Number _____	/Date _____	Date _____	/Date _____

Please Print

Name of Business Cliffside Restaurant LLC
Address at Which Business Will be Conducted 511 S Airport Rd. St. George UT 84770 Business Phone 435-216-5998
Mailing Address (If Different) 815 W 1300 S Hurricane, UT 84731 Cell Phone 435-862-4290
Name of Applicant Tom Heers SSN# _____ Home Phone _____
Residence Address of Applicant 815 W 1300 S Hurricane UT 84731

Please attach a copy of the applicable documents filed with the State or Utah Division of Corporations and Commercial Code

Business is: ☐ Corporation ☐ Sole Proprietorship ☐ Partnership ☒ Limited Liability Company

List all owners other than applicant. If a corporation, partnership, or limited liability company, list other officers, general partners or members.

Email Address thomasheers@gmail.com
Date of Commencing Business in St. George 2-14-14 Sales Tax Number 46-4274618 Federal Tax ID 46-4274618
Type of business to be conducted Restaurant

If Required to be Licensed by State, Check Here ☐ **ALSO ATTACH A COPY OF STATE LICENSE.** Mon-Sat.
Average Number of Employees 30 Days & Hours of Operation 11am to 10pm

HOME OCCUPATION ORDINANCE: (Sign only if you are conducting a business out of your home. Request a copy of the Home Occupation Ordinance.)
I will comply with the provisions of the City's Ordinance for Home Occupation.

Signature _____ Date _____

BUSINESS LICENSE FEE PAYABLE:

General Business License Fee (\$50.00) \$ 50.00
Number of Full-Time Employees 16 at \$10.00 each \$ 160.00
Number of Part-Time Employees _____ at \$5.00 each (Who Will Work Less Than 450 Hours Per Year) \$ _____
\$25.00 Late Charge on renewals after February 28 \$ _____
Amount of Bond (If Required) \$ _____
Total Fees Due (\$350.00 Maximum Before Late Fee) \$ 210.00

Application completed by (please print): Thomas Heers Title Manager

By submitting a signed application, the applicant certifies that the business does not and will not during the licensing period knowingly employ, or subcontract with any entity which employs workers in violation of 8 USC § 1324a. By signing, the applicant acknowledges that the applicant has read, understands, and agrees to comply with the requirements of federal and state law regarding eligibility of workers.

I understand that falsifying any information on this application constitutes sufficient cause for rejection or revocation of my license. I also understand that the City License Officer may require additional information as permitted by the ordinance, and also agree to supply the same as part of this application. I understand this License will expire December 31 and it is my responsibility to renew this License annually without further notification from the City of St. George.

* Authorized Applicant Signature THH Title Manager Date _____

* Application must be signed by: a) a corporate officer if the business is a corporation (i.e. a president, corporate secretary-treasurer, or vice president of the corporation, or the manager of one or more manufacturing, production or operation facilities, with authority to sign documents); b) a general partner, member or proprietor if the business is a partnership, limited liability company or proprietorship respectively; or, c) a duly authorized representative (written authorization and written change of authority)

2/7/2014

511 S Airport Rd, St George, UT 84770 to Williamsburg Academy Online High School - Google Maps



Directions to Williamsburg Academy Online High School

32 E 100 S, Suite 204, St George, UT 84770

1.7 mi – about 4 mins



511 S Airport Rd, St George, UT 84770

1. Head **northwest** on **S Airport Rd** toward **W 265 S**

About 2 mins

go 0.8 mi

total 0.8 mi



2. Take the 1st right onto **N Bluff St**

go 0.2 mi

total 1.0 mi



3. Take the 2nd left onto **W 100 S**

About 2 mins

go 0.6 mi

total 1.6 mi



4. Turn right

go 157 ft

total 1.7 mi



Williamsburg Academy Online High School

32 E 100 S, Suite 204, St George, UT 84770

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.

Map data ©2014 Google

Directions weren't right? Please find your route on maps.google.com and click "Report a problem" at the bottom left.

2/7/2014

511 S Airport Rd, St George, UT 84770 to Red Cliffs Seventh-day Adventist Church - Google Maps



Directions to Red Cliffs Seventh-day Adventist Church

188 E 300 S St, St George, UT 84770

2.0 mi – about 6 mins



511 S Airport Rd, St George, UT 84770

-
1. Head **northwest** on **S Airport Rd** toward **W 265 S**
About 2 mins

go 0.8 mi
total 0.8 mi



2. Take the 1st right onto **N Bluff St**

go 0.2 mi
total 1.0 mi



3. Take the 2nd left onto **W 100 S**
About 2 mins

go 0.7 mi
total 1.7 mi



4. Turn right onto **S 100 E**
About 56 secs

go 0.2 mi
total 1.9 mi



5. Take the 2nd left onto **E 300 S St**

go 0.1 mi
total 2.0 mi



Red Cliffs Seventh-day Adventist Church

188 E 300 S St, St George, UT 84770

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.

Map data ©2014 Google

Directions weren't right? Please find your route on maps.google.com and click "Report a problem" at the bottom left.

2/7/2014

511 S Airport Rd, St George, UT 84770 to St George Library - Google Maps



Directions to St George Library

88 W 100 S, St George, UT 84770

1.5 mi – about 4 mins



511 S Airport Rd, St George, UT 84770

-
1. Head **northwest** on **S Airport Rd** toward **W 265 S**
About 2 mins

go 0.8 mi
total 0.8 mi



2. Take the 1st right onto **N Bluff St**

go 0.2 mi
total 1.0 mi



3. Take the 2nd left onto **W 100 S**

go 0.4 mi
total 1.5 mi

About 1 min



St George Library

88 W 100 S, St George, UT 84770

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.

Map data ©2014 Google

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2/7/2014

511 S Airport Rd, St George, UT 84770 to Black Hill View Park - Google Maps



Directions to Black Hill View Park
265 S Airport Rd, St George, UT 84770
0.3 mi – about 48 secs



511 S Airport Rd, St George, UT 84770

-
1. Head **northwest** on **S Airport Rd** toward **W 265 S**
About 48 secs

go 0.3 mi
total 0.3 mi



Black Hill View Park
265 S Airport Rd, St George, UT 84770

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.

Map data ©2014 Google

Directions weren't right? Please find your route on maps.google.com and click "Report a problem" at the bottom left.

I Thomas Heers grant full access to the Cliffside Restaurant at any time for any city or state official.

Name: TH Heers Date: 2-16-04

SOUPS, SALADS & STARTERS

STARTERS

Coconut Crusted Shrimp w/ orange horseradish sauce	10
Hand Made Mozzarella , vine ripened tomato, basil & balsamic	8
Mini Smoked Pork Carnitas w/ fresh cilantro & lime	6
Three Cheese Fondue with grilled sourdough	7
Mesquite Chicken Quesadilla , avocado crema, roast tomato salsa	7
Dilled Bay Shrimp Cocktail with cured cucumber salad	10
Crispy Parmesan "Fries" with spicy dipping sauce	6

SALADS

Inn on the Cliff House Salad , acadia greens, utah honey vinaigrette Shaved cucumbers, grape tomatoes & cojito crumbles	4 ½
Fresco Salad "Greek Style" fresh vine ripe tomato, handmade feta, green olives, lemon oregano vinaigrette & grilled sourdough	7
Tableside Caesar Salad classic Caesar salad, tossed & plated "tableside"	6
Sesame Chicken Salad , char-grilled chicken breast, shaved vegetables Sweet sesame dressing, mixed greens & angel hair noodles	12
Charred Salmon Salad , fresh berries, toasted almonds, cojito crumbles, crisp greens & zesty raspberry vinaigrette	13
Cliffside Wedge bleu cheese, tomato, pickled onion & smoked bacon	9

SOUPS, served with fresh artisan rolls & house made honey butter

Soup du Jour	
Sweet Butternut Squash Bisque	4
Southwestern Chicken Tortilla Soup	5
	4

Welcome to the Inn on the Cliff where we strive to exceed guest expectations by providing outstanding food, service and atmosphere at exceptional values.

ENTREES

STEAKS, CHOPS & BURGERS

Cliffside Steak Frites	19 ³ / ₄
10 oz char-grilled NY sirloin, parmesan fries & "IOC" fry sauce	
Blackened Rib Eye , 12 oz pan-seared southern spiced rib eye	21 ¹ / ₂
buttermilk mashed potatoes & Inn on the Cliff's famous steak sauce	
Char-Grilled Top Sirloin Asado , 8 oz marinated top sirloin fajita style,	17
chimichuri sauce, roast onions, peppers & mushrooms	

Inn on the Cliff -- PRIME RIB NIGHT (Fridays & Saturdays Only)

Cliffside Prime Rib 19 ³/₄

12 oz slow roast prime rib of beef, natural pan jus, loaded baked potato and crispy fried sweet onion rings

The CLIFF BURGER char-grilled, 6 oz chopped sirloin burger,	10
melted midway white cheddar, smoked bacon, parmesan frites & crispy onions	
The PHILLY CHEESE BURGER , 6 oz sirloin burger & melted "velveeta",	11
smothered with roast peppers & onions, served open faced, au jus	

OTHER WHITE MEATS

Raspberry Chipotle Chicken	14 ¹ / ₂
sweet & spicy, toasted almonds, sweet potato hash	
Mesquite Roast Pork Tenderloin ,	14 ³ / ₄
dried cherry barbecue demi-glace, sweet potato hash	
Garlic Chicken & Pasta	12 ¹ / ₂
sautéed chicken breast, fresh fettuccine pasta, garlic, lemon & basil sauce	
"Chicken Fried" Chicken , pan-fried country chicken cutlets	13 ¹ / ₂
buttermilk mashed potatoes & hurricane gravy	

FISH - SEAFOOD

Tortilla Crusted Utah Trout ,	15 ³ / ₄
koosharem trout, lemon avocado sauce, red beans & rice	
Char-Grilled Salmon ,	18
sweet chili glaze, mango salsa & dilled rice pilaf	
Shrimp & Crab Cakes	22 ¹ / ₂
Corn meal dusted, southwestern rice & beans, cilantro lime salad	
Fish Taco Trio	15
lemon pepper roast mahi-mahi fillet, Hawaiian slaw salad & taco sauce	

PASTA

Old Fashioned Macaroni & Cheese, parmesan herb crust

12

Penne Rustica, classic tomato gravy, fresh basil,
aged parmesan & grilled cheesy bread

11 ½

DESSERT

Vanilla Bean Brulee

classic vanilla crème brulee custard,
crisp cookies & fresh berries

Black Bottom Banana Cream Pie

oreo crumb crust, chocolate ganache,
fresh banana custard crème & whipped cream

"IOC" Ice Cream Sandwich

Triple cream vanilla bean ice cream, sandwiched
between homemade double chocolate chip cookies
cut to share with warm chocolate dipping sauce

Sorbet Martini

"house made" fresh fruit sorbet, fruit coulis, fresh
berries, toasted coconut & a gaufrette crisp

"Molten Cake"

"baked to order", double chocolate cake
warm liquid center, vanilla glaze, fresh berries,
chocolate & caramel Sauce (Please allow 15 minutes)

Warm Double Brownie Pecan Torte

warm double crunch brownie, classic pecan pie
custard topping, caramel sauce & ice cream

Baby Cheesecake w/ Ginger Streusel

fresh strawberries, candied orange & ginger florentines
& vanilla custard sauce

Warm Peach-Raspberry Oatmeal Crumble

utah peach & fresh raspberry cobbler, topped with
homemade sweet cinnamon oatmeal granola crumbs
and spiced ice cream

Tom Heers is a moral and trustworthy man. I enjoy working for him and I have never known him to be anything but responsible.

Name: Brian Rawson

Signature: Brian Rawson

Date: 1/31/14

I know Tom Heers is a responsible and careful person. He is mature and capable of managing a business and the people who work for him. I full heartedly believe he is of good moral character.

Name: Michajah Meller

Signature: Michajah Meller Date: 1.27.14

I work for Tom Heers and I know he is of good moral standing. He is a trusting, responsible, and helpful person.

Name: BRIAN TILL

Signature: Brian Till

Date: 1-27-2014

Tom Heers is a moral and responsible person, I believe he is fit to be granted a liquor license. I know he will manage it properly and abide by all laws that pertain to it.

Name: David R Singleton
Signature: DAVID SINGLETON Date: 1-27-14

I know Tom Heers and he is an honest and trustworthy person.

Name: Chris Spa Date: 2/10/14

DRAFTAgenda Item Number : **6F****Request For Council Action**

Date Submitted 2014-02-11 10:34:10**Applicant** John Hillam**Quick Title** Approval for off Premise Beer License**Subject** Applicant requests approval for off premise beer license, for Maverik going into the location of 1450 S 1349 E. Applicant has met all requirements.**Discussion****Cost** \$0.00**City Manager Recommendation** Beer license at the new Maverik at corner of 1450 S. and River Road. Meets all City requirements.**Action Taken****Requested by** Shiloh Kirkland**File Attachments****Approved by Legal Department?****Approved in Budget?** **Amount:****Additional Comments**

BEER LICENSE APPLICATION

CITY OF ST GEORGE
BUSINESS LICENSE OFFICE
175 EAST 200 NORTH, ST GEORGE, UT 84770
435-627-4740

(This application must be accompanied by an Applicant's Questionnaire and satisfactory fingerprint cards)

Applicant must be the owner/operator. If the owner is a corporation, the applicant shall be the corporation's agent; if the owner is a partnership; the applicant shall be a general partner of the partnership.

Please print or type

1. Applicant's Name John D. Hillam
First Middle Last

Corporation or partnership name, if applicant is an agent. Maverik Inc.

2. Name under which business will be operated (If different from name of applicant, corporation or partnership) Maverik Inc. # 487
First Middle Last

3. Location of Business 1450 So. 1349 E. St. George, UT 84790

4. Mailing address (If different from location of business)

Maverik - 880 West Center St., W. Salt Lake, UT 84054
Address City State Zip

5. If party who will manage the business is different from the applicant; please provide the name and address of the managing party.

Sharla Elizabeth Priest
First Middle Last
1732 E. 2250 S. Circle - St. George, UT 84790
Address City State Zip

6. If a corporation, list below or attach on a separate sheet, the names and addresses of the corporation's principal officers and any stockholders who own 10 % or more of the corporation. If a partnership, list the names and addresses of the other general

Please See Attached

Applicant Signature *John D Hillam* Date 01/23/14

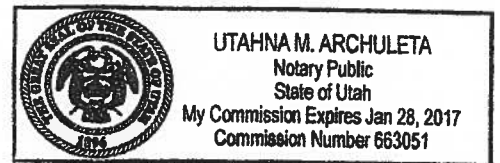
STATE OF UTAH)
 DAVIS) ss.
County of Washington)

I, John D Hillam being first duly sworn, depose and say the foregoing questionnaire is in all respects true and correct, to the best of my knowledge and belief and that I am the above named applicant. I understand that any false information constitutes perjury.

SUBSCRIBED AND SWORN TO before me this
23 day of January 2014.

Utahna M. Archuleta
Notary Public

My Commission Expires 01/28/2017



If applicant is an agent for the corporation or partnership, an officer using the authority to do so, or the other general partners, will indicate the desire of the corporation or partnership to have the above -named applicant hold the beer license in his (her) name as the agent for the benefit of the corporation by affixing his (her) signature here, and he (she) further certifies that by signing this application he (she) is duly appointed, authorized and acting agent of the corporation or general partner of the partnership.

John D Hillam
Name

VP Supply & Marketing
Title

01/23/14
Date

ADVENTURE'S FIRST STOP
MAVERIK

MAVERIK, INC
880 West Center Street
North Salt Lake City, UT
Phone: (801)936-5557 Fax: (801)936-1406

OFFICERS

Thomas K. Welch

President, CEO
PO Box 982193
Park City, UT 84098
SS# 528-48-1661
D.O.B. 09/04/44
Home: 801-243-1723
Taking office: 9/12/2013

DeAnn L. Brunts

Chief Financial Officer
44 South Main #C-6
North Salt Lake, UT 84054
SS#496-74-6860
D.O.B. 03/11/62
Home: 801-683-3636
Taking office: 10/16/2012

Kim Lazerus

V.P. Talent Management
2347 Maple Hills Drive
Bountiful, UT 84010
SS#280-58-1872
D.O.B.12/20/1970
Home: 801-295-7726
Taking office: 10/18/2013

Roger V. Green

V.P. Operations
2426 E. 50 S.
Layton, UT 84040
SS# 529-82-6360
D.O.B. 08/25/54
Home: 801-444-1683
Taking office: 1/11/2000

Dan L. Murray

V.P. Real Estate
1907 N. 400 W.
Centerville, UT 84014
SS# 529-90-4655
D.O.B. 05/24/55
Home: 801-295-5353
Taking office: 11/09/2006

Aaron W.J. Simpson

V.P. Marketing
10418 Walnut Canyon Ln
South Jordan, UT 84095
SS# 528-69-6944
D.O.B. 10/06/70
Mobile: 801-989-1119
Taking office: 6/26/2013

John D. Hillam

V.P. Fuel Supply & Distribution
1801 S. 200 W.
Kaysville, UT 84307
SS# 529-53-2428
D.O.B. 02/03/79
Home: 801-447-9065
Taking office: 4/18/2011

David B. Hancock

Chief Legal Counsel
7723 So. Quicksilver Dr.
SLC, UT 84121
SS# 374-72-4270
D.O.B. 03/15/59
Home: 801-733-0409
Taking Office: 10/16/2012

Spencer C. Hewlett

Executive Vice President
82 E. Peachtree Drive
Centerville, UT 84014
SS# 528-90-4291
D.O.B. 02/07/1961
Home: 801-295-6326
Taking Office: 11/29/1996

DIRECTORS

Crystal Call Maggelet

4 Dartmoor Lane
Salt Lake City, UT 84103
SS# 528-04-7439
D.O.B. 08/14/64
Home: 801-364-1442
Taking office: 12/22/2012

Charles E. Maggelet

4 Dartmoor Lane
Salt Lake City, UT 84103
SS# 220-50-1002
D.O.B. 02/15/64
Home: 801-364-1442
Taking office: 12/22/2012

Andre M. Lortz

2288 West 600 North
Kaysville, UT 84037
SS# 536-82-6743
D.O.B. 12/22/66
Home: 801-544-8782
Taking office: 12/22/2012

Bradley F. Call

6574 State Line Rd
Freedom, WY 83120
SS# 520-84-0182
D.O.B 05/14/64
Home: 801-298-3005
Taking office: 6/26/2013

Michael V. Call

225 West Diamond St.
Afton, WY 83110
SS# 520-84-3270
D.O.B 02/27/62
Mobile: 801-910-7100
Taking office: 9/12/2013

Maurice Minno

PO Box 702
Palm Springs, CA 92263
SS# 160-42-8060
D.O.B. 10/19/51
Home: 760-318-9406
Taking office: 2/7/2001

Alvin New

502 South Koenigheim
#1A
San Angelo, TX 76903
SS#453-45-7184
D.O.B. 05/31/63
Home: 325-716-9097

Maverik, Inc.

January 1, 2014

Maverik, Inc. - Ownership		
FJ Management	133,335.022	87.4%
The Brad Call Trust	6,249.619	4.1%
The Spencer C. Hewlett Trust	4,018.667	2.6%
The Roger Green Trust	2,825.000	1.9%
Brad Call	1,962.383	1.3%
Shon Call	1,634.610	1.1%
Murray Family Holdings, LLC	1,524.469	1.0%
John Hillam	540.000	0.4%
Quinn Gardner	223.200	0.1%
Alvin New	163.175	0.1%
Maurice Minno Trust	70.000	0.0%
Total Other Shareholders	19,211.123	12.6%
Total Maverik, Inc. Shares Outstanding	152,546.145	100.0%

FJ Management Ownership		
Chuck and Crystal Maggelet	62,934.130	47.2%
Thad Call	54,400.689	40.8%
Tamra Call	6,266.746	4.7%
Flying J ESOP	3,600.046	2.7%
Other (27)	6,133.411	4.6%
FJ Management		100.0%

APPLICANT'S QUESTIONNAIRE FOR BEER LICENSE

CITY OF ST GEORGE
BUSINESS LICENSE OFFICE
175 EAST 200 NORTH, ST GEORGE, UT 84770
435-627-4740

**NOTE: All questions must be answered completely or the application will not be considered.
Two classifiable fingerprint cards are required of all applicants, to be taken by a bona fide
law enforcement agency.**

Please print or type

1. Full Name of Applicant John D. Hillam
First Middle Last
2. Applicant Social Security No. 28
3. Business Name Maverik Inc. #487
4. Location of Business 1450 So. 1349 E. St George, UT 84790
5. Business Phone Number 801-936-5557
6. Home Phone Number 801-447-9065 Cell Number 801-643-3030
7. Are you a citizen of the United States or registered alien? Citizen
Please provide proof
8. Full Name of Spouse:
Tara Hillam Hill
First Middle Last Maiden
9. Have you at any time been convicted of a felony in any court in the U.S.? NO
If so, please give particulars -state, city, dates, etc. _____
10. Have you been convicted or pled guilty at any time to a law violation involving beer or alcoholic beverages? NO If so, please provide particulars - state, city, dates, etc. _____
11. Give particulars of your employment or business you engaged in during the past five years. Please provide starting dates, position or business; employer's name and address of business. If unemployed part of the time, so state, giving place of residence. (Please submit additional sheet if necessary)
Please see attached sheet.

12. Who owns the real estate where this business is located?

Maverik Inc.

13. If premises are leased, state whether leased from owner or subleased from prior lessee. _____

14. Do you own the fixtures at this location? YES If not, please provide the name and address of the owner _____

15. If you own the fixtures at this location, state the investment which you have in fixtures and equipment \$ 349,334.18

16. How close is the nearest **Church** to the proposed business location? 2,306.48

Nearest **School**? 3,443.54 In Feet Nearest **Park**? 3,126.66 In Feet

Nearest **Public Library** 11,696.89 In Feet

Nearest **Residential Treatment Facility** 1,849.4 ft In Feet

17. Will you serve food? YES - please see attached If so, please provide a sample menu.

18. Has a license covering any place in which you had a financial interest ever been revoked or suspended? YES If so, please provide particulars, dates, name of individual to whom the license was issued. 30 Day Suspension March 15 2013 - Maverik Inc. #327,206w. No Temple, SLC UT 8410:

19. If you will be employed or otherwise occupied other than this business, state how much time you will spend at the other occupation or employment. N/A

20. How much time do you spend in the business represented in this application? I am an officer. I spend no time at this store. I work out of the corporate office.

21. Please provide the name(s) of the person(s) to be in charge of this business during any time that you may be away from the premises.

First Sharlia Middle Elizabeth Last Priest

Home address 1732 E. 2250 S. Circle City St. George State UT Zip 84790

22. Are you familiar with the City of St George ordinance regulating the sale of beer and alcoholic beverages? YES

23. Have you ever held a beer or liquor license in Utah? yes If so, please provide dates and the address of the establishment. Please See Attached

24. Have you ever held a beer or liquor license in other states? yes If so, please provide the state, date and address of the establishment. Please See Attached.

25. Have you ever been employed in an establishment in Utah which sells beer? NO Please provide the date and address of establishment NO

General remarks: Please provide information which you believe will help the City Council to make a decision upon your application.

[Signature]
Authorized Applicant Signature

01/23/14
Date

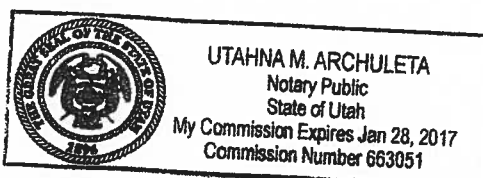
STATE OF UTAH)
 DAVIS) ss.
County of ~~Washington~~

I, John D Hiram being first duly sworn, depose and say the foregoing questionnaire is in all respects true and correct, to the best of my knowledge and belief and that I am the above named applicant. I understand that any false information constitutes perjury.

SUBSCRIBED AND SWORN TO before me this 23 day of January 2014.

[Signature]
Notary Public

My Commission Expires 1/28/2017.



11. Give particulars of your employment or business you engaged in during the past five years.

Maverik Inc. -8/2010-Present VP Power Move

880 west Center Street, No. Salt Lake city, UT 84054

(801) 936-5557

Flying J Inc. – 1/2003-7/2010 Director of supply and logistics

185 So. State Street, Suite 201, Salt Lake City, UT 84111

(801)624-1000

23. Have you ever held a beer or liquor license in Utah? **YES**

UT	ST. GEORGE	241	1880 W. Sunset Blvd	St. George	84770	435-628-3370	Lynne Chapple
UT	ST. GEORGE	242	702 E. St George Blvd	St. George	84770	435-673-3320	Bob Cenzano
UT	ST. GEORGE	261	336 W. Hilton Dr.	St. George	84770	435-674-7977	Delece Smith
UT	ST. GEORGE	229	690 River Rd	St. George	84790	435-634-9297	Phil McLeod
UT	ST. GEORGE	370	2078 East Riverside	St. George	84790	435-251-9851	Sharla Priest
UT	ST. GEORGE	487	1349 East 1450 South	St. George	84790		Not Open Yet

24. Have you ever held a beer or liquor license in other states? **YES**

Arizona, Colorado, Idaho, Montana, Nebraska, Nevada, Oregon, Utah, Washington, Wyoming.

Christopher C. Watts
975 South Main Street # 128A
St. George Utah 84770

01.23.2014

St. George City
Business License Office
175 East 200 North
St. George, Utah 84770

Re: Maverik Store 487 Beer License

To whom it may concern:

I am very aware of how important Maverik is to the community as a whole. It is a family oriented business. Whether Maverik sells beer or not, they are a provider of jobs and are actively involved in every community where they conduct their operations. Sales tax revenue is key here.

I encourage the task of rewarding Maverik with a beer license. It generates more sales and contributes to the tax base that is important to everyone in this city. Moreover, the granting of a beer license will translate into more job opportunities for our youth. Maverik has, and will continue to be a major influence for our community as a whole. Let's face it. They are top of the line stores. Strangely enough, I do not see any 7-11's or Circle K's stepping up to the plate here.

Maverik is your hometown convenience store that displays nothing but a high class operation. Please consider these facts while reviewing the beer license objectives.

Thanks in advance,

Christopher C. Watts

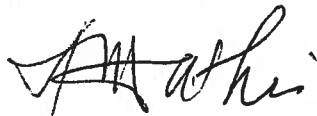
January 23, 2014

St. George City
Business License Office
175 East 200 North
St. George, Utah 84770

To Whom It May Concern:

I, Frank Mathis, 2544 Circle Dr, Santa Clara, Utah, am writing this letter in regards to the issuing of a beer license to Maverik Inc for their new store on 1450 South and River Road. Maverik owns and operates over 200 stores in 10 Western states and have at present 5 stores in St George. Maverik has 117 stores in Utah and all but 3 stores sell beer. I have been closely associated with Maverik personal, expressly in the construction theater and find them to be of good character and very concerned with being good citizens and neighbors. Their stores are a credit to the community, well maintained and designed to present a professional appearance to the customer. When I travel I make it a point to try to patronize Maverik at every opportunity. Their employees are well trained and aware of all the state and local laws in respect to the sales of beer or alcohol. I personally do not use alcohol, but have observed others buy it as I have waited to be helped in their stores. I have witnessed their clerks asking for ID when alcohol is being purchased, if there is any question about the age of the person doing the purchasing.

Thank You for your consideration.

A handwritten signature in black ink, appearing to read 'Mathis', with a stylized, cursive script.

Frank Mathis

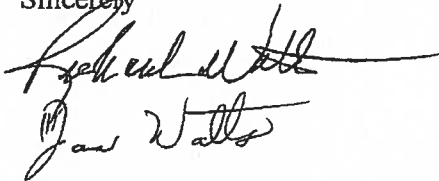
Richard and Jan Watts
3329 Chaparral Drive
St. George, Utah 84790
435-668-5830

St. George City
Business License Office
175 East 200 North
St. George, Utah 84770

Re: Maverik Inc. Beer License Application

Jan and I would like to express our approval to the City in the granting of Maverik's beer license request. We think that Maverik is a reliable and well established Utah Corporation and should be supported with their licensing request. They have an excellent record of following all state and local laws relating to this type of retail sale.

Sincerely

Handwritten signatures of Richard and Jan Watts. The signature of Richard Watts is on top, and the signature of Jan Watts is below it.

Jan Watts
Richard Watts

January 23, 2014

To: St. George City, Business License Office
175 East 200 North St. George, UT 84770

Re: Maverik, Inc. Beer license recommendation

To whom it may concern,

I am writing this letter of recommendation in regards to Maverik Inc application for a beer sales license. The Maverik stores, from personal experience, take the sale of alcohol very seriously by it's policy of asking for ID from everyone that appears under the age of 35. I am also aware of Mavericks cooperation with local law enforcement agencies for the prevention of underage drinking.

It is my opinion that Maverik Inc be granted this license as they have and continue to be a great company that benefits the communities in which they are located.

Thank you for your consideration on this matter.

Sincerely,

Brian Yergensen

Brian Yergensen
Office Manager, K Burrows Construction Inc
2935 Alder Circle, Bloomington Hills, UT 84790

DAWN B DRANEY
300 WEST 2025 SOUTH # 15
ST. GEORGE, UTAH 84770

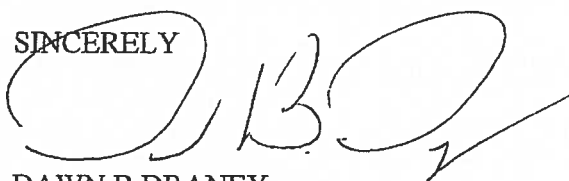
ST. GEORGE CITY
BUSINESS LICENSE OFFICE
175 EAST 200 NORTH
ST. GEORGE, UTAH 84770

REF: BEER LICENSE APPLICATION, MAVERIK INC.

GENTLEMEN:

I WANT TO EXPRESS APPROVAL FOR THE GRANTING OF MAVERIK'S BEER
LICENSE REQUEST. THEY HAVE AN EXCELLENT RECORD OF FOLLOWING ALL
STATE AND LOCAL LAWS RELATING TO RETAIL SALES.

SINCERELY

A handwritten signature in dark ink, appearing to read 'D B Draney', with a checkmark at the end.

DAWN B DRANEY



880 West Center Street
North Salt Lake, UT 84054
801-936-5557

January 23, 2014

City of St. George
Business License Department
175 East 200 North
St. George, UT 84770

To Whom It May Concern:

I, John D. Hillam, give permission for any St. George City employee, or St. George City law enforcement officer the right to enter our premise located at 1349 East 1450 South, St. George, Utah 84790 to inspect the premise for the purpose of determining compliance with the Utah Beverage Control Act.

Sincerely,

A handwritten signature in black ink, appearing to read "John D. Hillam".

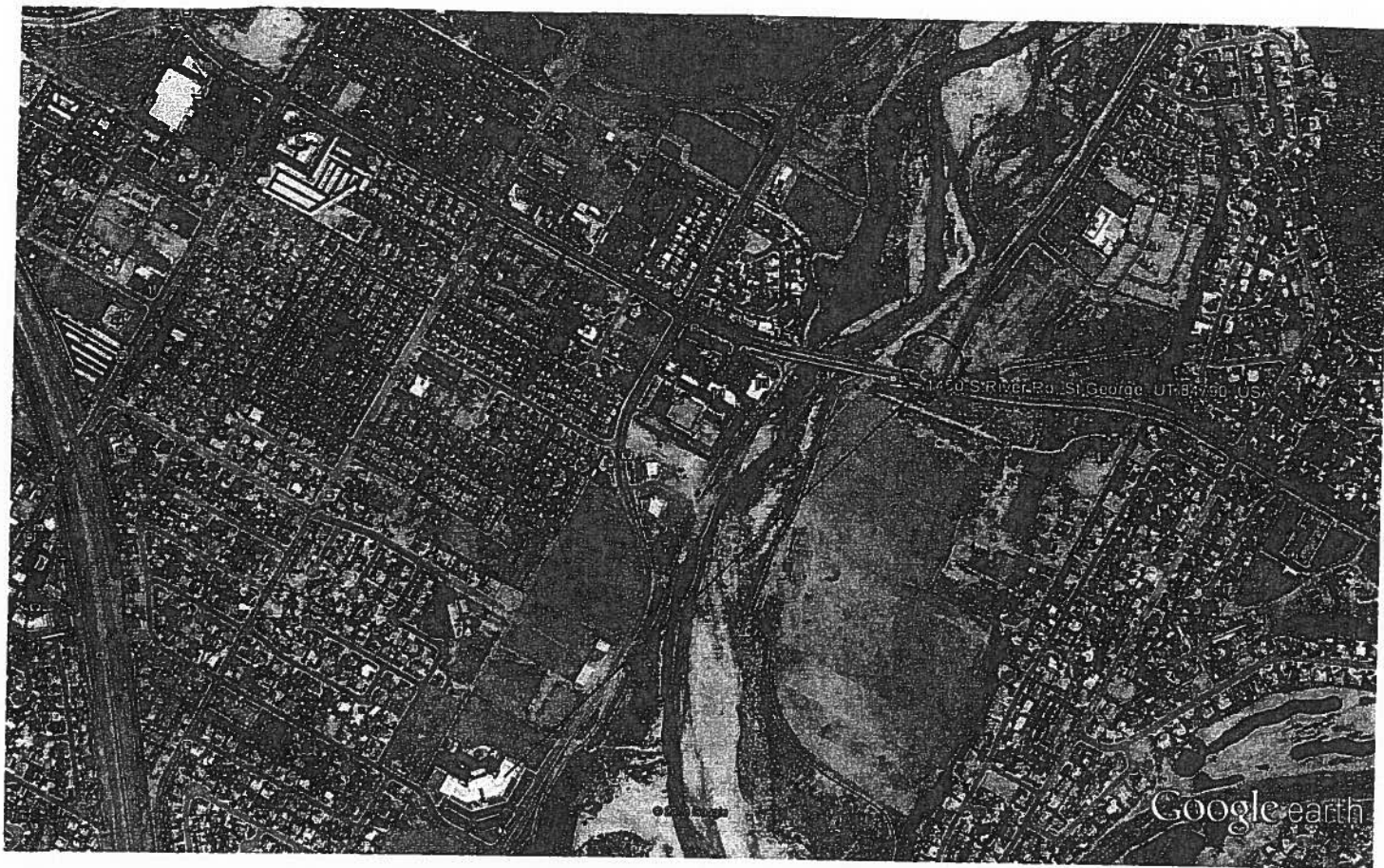
John D. Hillam
Vice President
Fuel Supply & Distribution

FRESH PRICING SHELF LIFE GUIDE OCTOBER 2013

CATEGORY	RETAIL	EDMP	SHELF LIFE
BREAKFAST			
BonFire Breakfast Burrito	\$2.99		2 Hours
DM 10z Grande Bkf Burrito	\$3.19		2 Hour
Sausage Wrap	\$2.69		2 Hours
Bisc Sausage	\$1.99		2 Hours
Bisc Saus/Cheese	\$1.99		2 Hours
Bisc Saus/Egg/Cheese	\$2.69		2 Hours
Bisc Bcn/Egg/Cheese	\$2.69		2 Hours
E. Muffin Sausage	\$1.99		2 Hours
E. Muffin Saus/Cheese	\$1.99		2 Hours
E. Muffin Bcn/Egg/Chs	\$2.69		2 Hours
E. Muffin Saus/Egg/Chs	\$2.69		2 Hours
Bundle Bcn/Egg/Chs	\$2.69		2 Hours
Bundle Ham/Egg/Chs	\$2.69		2 Hours
Bundle Saus/Egg/Chs	\$2.69		2 Hours
Bundle Stk/Egg/Chs	\$2.69		2 Hours
French Toast Sandwich	\$2.69		2 Hours
Crois Bcn/Egg/Chs	\$2.99		2 Hours
Crois Ham/Egg/Chs	\$2.99		2 Hours
Crois Saus/Egg/Chs	\$2.99		2 Hours
Hashbrowns	\$1.00		1 Hour
PASTRIES			
Mav Cinnamon Roll	\$1.49		1 Day
Janey Lous Peanut Butter Bar	\$2.49		14 Days
MUFFINS			
All Muffins	\$1.49		2 Days
DONUTS			
Cake Donuts	\$1.19	2/\$2	1 Day
Bars	\$1.19	2/\$2	1 Day
Rings	\$1.19	2/\$2	1 Day
Bacon Maple Bar	\$1.49	2/\$2	1 Day
COOKIES			
All Cookies	\$1.39	2/\$2.22	2 Days
ROLLER GRILL			
Dell Dog Franks	\$1.39	2/\$2.22	4 Hours
1/4 Pound Frank	\$1.99		4 Hours
Cheddarwurst	\$1.99		4 Hours
Bahama Mamas	\$2.39		4 Hours
Jal Cheddar Bahama	\$2.39		4 Hours
Nachos	\$2.49		
BREADS			
Bread, French	\$1.39	2/\$2.22	1 Day
Bread, Garlic	\$1.69		1 Day
Bread, 1/4 loaf Bacon Jalapeno	\$1.49		1 Day
Bread, Cheese	\$2.49		2 Days
Bread, Jalapeno Cheese	\$2.49		2 Days
Hamburger Buns 8ct	\$2.49		2 Days
Hot Dog Buns 8ct	\$2.49		2 Days

CATEGORY	RETAIL	EDMP	SHELF LIFE
LUNCH WARMER			
Weiner Wraps	\$1.69		2 Hours
Cheddarwurst Wrap	\$2.29		2 Hours
Bahama Mama Wraps	\$2.59		2 Hours
Bonfire Buffalo Bleu Burrito	\$2.99		2 Hours
Pizza Sticks	\$2.49		1 Hour
BonFire Personal Pizza - Pepperoni	\$2.99		1 Hour
BonFire Personal Pizza - Pepp & Sausage	\$2.99		1 Hour
French Bread Pizza - Pepperoni	\$2.49		1 Hour
French Bread Pizza - Pepp & Sausage	\$2.49		1 Hour
Bundle BBQ Rib	\$2.69		2 Hours
Bundle Chicken Cordon Bleu	\$2.69		2 Hours
Bundle Steak & Cheese	\$2.69		2 Hours
Hamburger	\$2.99		2 Hours
Cheeseburger	\$3.49		2 Hours
Bacon Cheeseburger	\$3.99		2 Hours
Tornados	\$1.39	2/\$2.22	2 Hours
Corn Dog	\$1.39	2/\$2.22	2 Hours
Egg Rolls	\$1.39	2/\$2.22	2 Hours
DM Burritos 7 oz	\$2.89		2 Hours
Hot Pockets 4 oz.	\$1.89	2/\$3	2 Hours
Mini Tacos	\$2.49		2 Hours
Popcorn Chicken	\$2.49		2 Hours
Potato Wedges	\$1.49		2 Hours
HOAGIES			
Classic Italian Hoagie	\$3.99		2 Days
Ham & Cheese Hoagie	\$3.99		2 Days
Turkey & Cheese Hoagie	\$3.99		2 Days
WRAPS			
Roasted Turkey Bacon Wrap	\$3.69		2 Days
Classic Italian Wrap	\$3.69		2 Days
SALADS			
Maverik Chef Salad	\$4.99		2 Days
Maverik Chicken Club Salad	\$4.99		2 Days
Maverik Baja Chicken Salad	\$4.99		2 Days
FRUIT			
Oranges 6ct	\$0.99		4 Days
Apples 6ct	\$0.99		4 Days
HOAGIE CASE			
Yogurt Berry Parfait	\$2.49		2 Days

*All products should be dated with a Calendar date and Pull date (current date + shelf life, e.g. August 9 + 2 Day shelf life = 11)



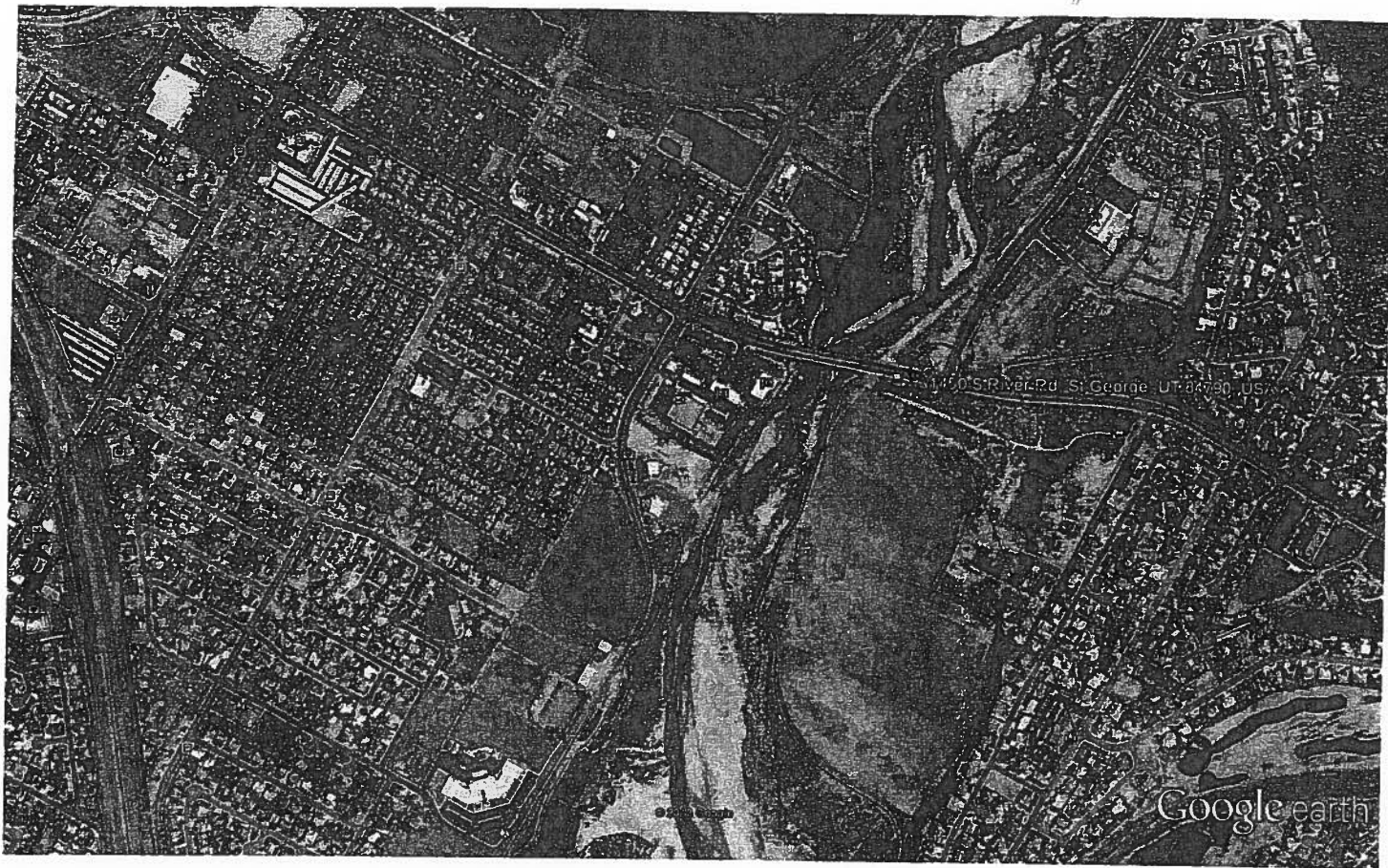
Google earth

feet
km



3,443.54 ft

Heritage Elementary



Google earth

feet
km



2,306.48 ft. LDS Church

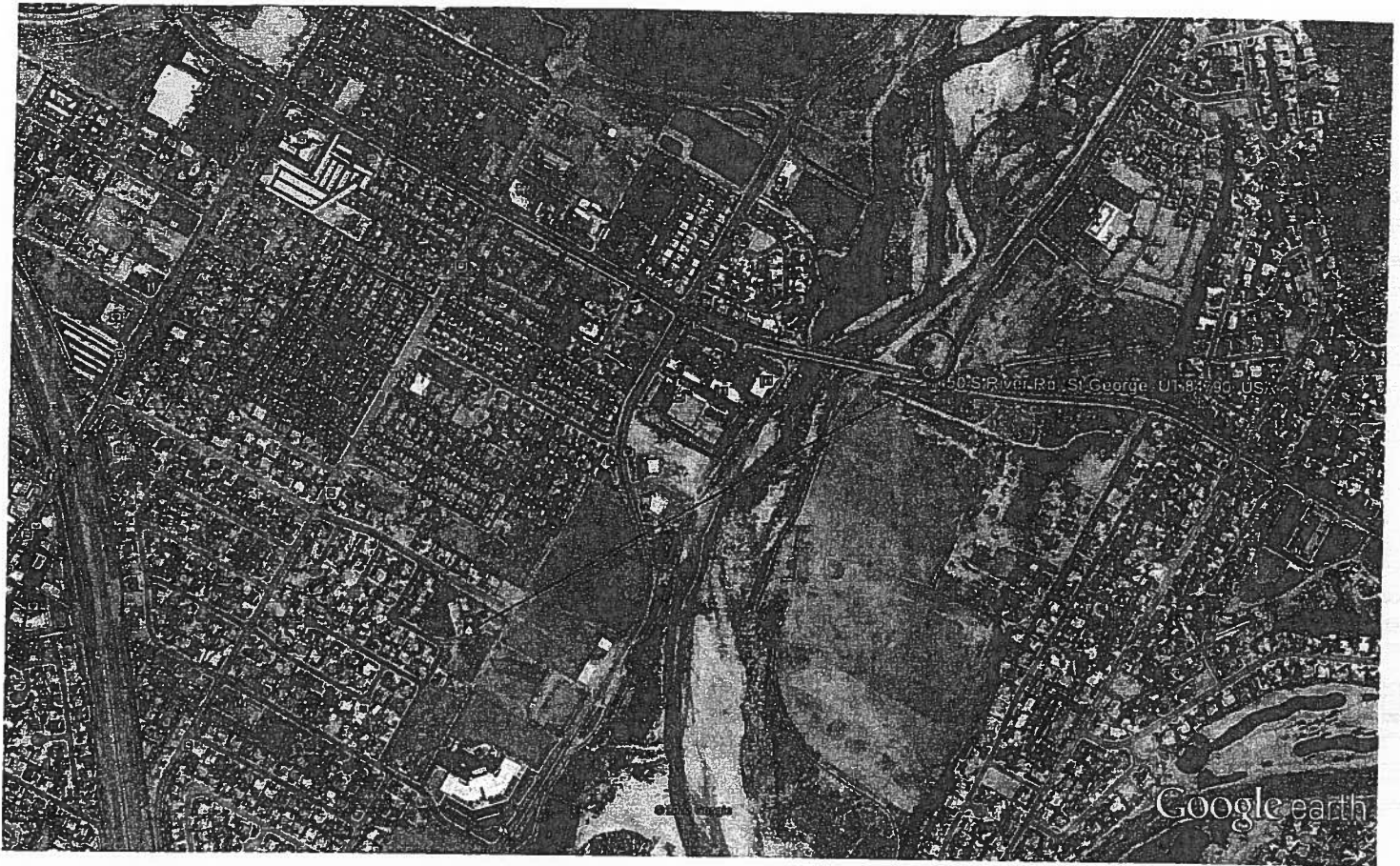


Google earth



11,696.89 ft.

St. George Library

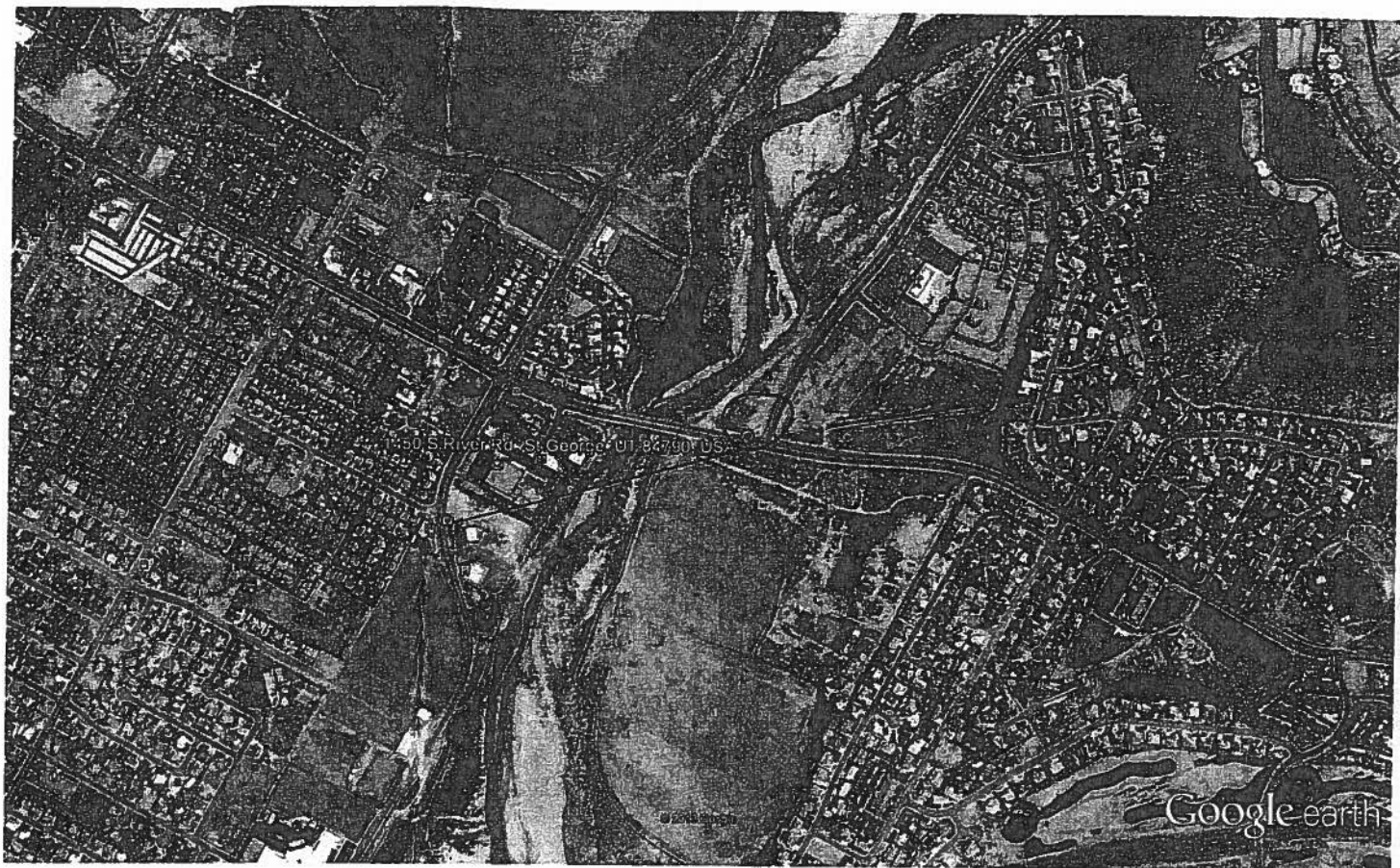


Google earth

feet
km



Carrie Gaulbert Cox Park 3,126.66 ft.



Google earth

feet
km



1,849.14A. Southern UT Behavioral Health



Google earth

miles
km



Maverik 1450s. 1349E

License Number: _____

CITY OF ST. GEORGE

175 East 200 North • St. George, UT 84770 (435) 627-4740

APPLICATION FOR BUSINESS LICENSE

Office use only _____

Please check applicable box

- ☒ New
☐ Renewal (Must still complete form)
☐ Address change (Requires zoning approval)

Please Print

Name of Business Maverik Inc #487

Address at Which Business

Will be Conducted 1450 So. 1347 E.

Street

City

State

Zip

Business

Phone

Mailing Address (If Different) 880 West Center Street, No. 54C, UT 84704

Street

City

State

Zip

Cell

Phone

Name of Applicant John D. Hillam

SSN

Home

Phone

Residence Address of Applicant 1801 So. 200 W.

Street

City

State

Zip

Please attach a copy of the applicable documents filed with the State or Utah Division of Corporations and Commercial Code

Business is: ☒ Corporation ☐ Sole Proprietorship ☐ Partnership ☐ Limited Liability Company

List all owners other than applicant. If a corporation, partnership, or limited liability company, list other officers, general partners or members.

Please see Attached Sheet.

Email Address Utahna.Archuleta@Maverik.com

Date of Commencing Business in St. George _____

Sales Tax Number 12281345-002-54C

Federal Tax ID 83-0197092

Type of business to be conducted Gas Station/Convenience Store

If Required to be Licensed by State, Check Here ☐

ALSO ATTACH A COPY OF STATE LICENSE.

Average Number of Employees 10

Days & Hours of Operation 24/7

HOME OCCUPATION ORDINANCE: (Sign only if you are conducting a business out of your home. Request a copy of the Home Occupation Ordinance.)

I will comply with the provisions of the City's Ordinance for Home Occupation.

Signature _____

Date _____

BUSINESS LICENSE FEE PAYABLE:

General Business License Fee (\$50.00)

\$

Number of Full-Time Employees _____ at \$10.00 each

\$

Number of Part-Time Employees _____ at \$5.00 each

\$

(Who Will Work Less Than 450 Hours Per Year)

\$25.00 Late Charge on renewals after February 28

\$

Amount of Bond (If Required)

\$

Total Fees Due (\$350.00 Maximum Before Late Fee)

\$

Application completed by (please print): Utahna Archuleta

Title

Licensing Agent

By submitting a signed application, the applicant certifies that the business does not and will not during the licensing period knowingly employ, or subcontract with any entity which employs workers in violation of 8 USC § 1324a. By signing, the applicant acknowledges that the applicant has read, understands, and agrees to comply with the requirements of federal and state law regarding eligibility of workers.

I understand that falsifying any information on this application constitutes sufficient cause for rejection or revocation of my license. I also understand that the City License Officer may require additional information as permitted by the ordinance, and also agree to supply the same as part of this application. I understand this License will expire December 31 and it is my responsibility to renew this License annually without further notification from the City of St. George.

* Authorized Applicant Signature _____

Title

VP Supply Mktg.

Date

11/23/14

* Application must be signed by: a) a corporate officer if the business is a corporation (i.e. a president, corporate secretary-treasurer, or vice-president of the corporation, or the manager of one or more manufacturing, production or operation facilities, with authority to sign documents); b) a general partner, member or proprietor if the business is a partnership, limited liability company or proprietorship respectively; or, c) a duly authorized representative (written authorization and written change of authorization must be attached) of the corporation, general partnership, limited liability company or proprietorship.

DRAFTAgenda Item Number : **6G**

Request For Council Action

Date Submitted 2014-02-10 09:43:45**Applicant** PC**Quick Title** PC Report from 2/11/14**Subject** Consider the report from the Planning Commission meeting held Feb. 11, 2014.**Discussion** The PC agenda for Feb 11th has 5 final plats, 6 preliminary plats, a public hearing on a General Plan amendment request by Wadman Corp for property near the Mall Drive Bridge. The City Council's action items will be to consider approval of the preliminary & final plats, and set a public hearing date for the General Plan amendment.**Cost** \$0.00**City Manager Recommendation** Many preliminary and final plats. A general plan amendment in the area of Mall Drive will be set for public hearing.**Action Taken****Requested by** Bob N**File Attachments****Approved by Legal Department?****Approved in Budget?** **Amount:****Additional Comments**

**CITY OF ST. GEORGE
WASHINGTON COUNTY, UTAH**

PLANNING COMMISSION REPORT: FEBRUARY 11, 2014
CITY COUNCIL MEETING: FEBRUARY 20, 2014

1. **PUBLIC HEARINGS TO BE ADVERTISED FOR MARCH 6, 2014**

Consider a request to amend the City General Plan Land Use Map by changing the land use designation from Business Park and Professional Office to Commercial and High Density Residential on approximately 47.5 acres located generally between Riverside Drive and Virgin River at approximately 2200 East. The applicant is **Wadman Corporation** and the representative is Mr. Bret Whalen. Case No. 2014-GPA-002. (Staff – Bob N.)

2. **FINAL PLATS (FP)**

- A. Consider approval of a final plat for “**Avallon at Meadowood Phase 4**” a twenty (20) lot residential subdivision plat. The representative is Mr. Roger Bundy, R & B Surveying. The property is zoned R-1-7 (Single Family Residential 7,000 square foot minimum lot size) and is located at approximately 1550 West and 50 South (Green V alley, the east end of Burgundy Way). Case No. 2014-FP-012. (Staff – Todd J.)
- B. Consider approval of a final plat for “**Meadow Park Phase 3**” a seven (7) lot residential subdivision plat. The representative is Mr. Roger Bundy, R & B Surveying. The property is zoned R-1-10 (Single Family Residential 10,000 square foot minimum lot size) and RE-12.5 (Residential Estate 12,500 square foot minimum lot size) and is located at approximately 2240 East and Crimson Ridge Drive (little Valley area). Case No. 2013-FP-072. (Staff – Todd J.)
- C. Consider approval of a final plat for “**The Flats at South Pointe Phase 3**” a sixty-five (65) lot residential subdivision plat. The representative is Mr. Eric McFadden, Premiere Design & Engineering. The property is zoned R-3 (Multiple Family) and is located at approximately 2800 East and 450 North (south of Pine View High School). Case No. 2013-FP-023. (Staff – Todd J.)
- D. Consider approval of a final plat for “**Riverstone Subdivision Phase 3**” a twelve (12) lot residential subdivision plat. The representative is Mr. Mr. Roger Bundy, R & B Surveying. The property is zoned R-1-10 (Single Family Residential 10,000 square foot minimum lot size) and is located at approximately 890 West and 4050 South (just south of the Calvary Chapel of St George off Pioneer Road). Case No. 2014-FP-004,
- E. Consider approval of a final plat for “**Bloomington Ranches Phase 3 and Phase 5 Amended**” a lot merger within two residential subdivision plats. The representative is Mr. Scott Woolsey, Alpha Engineering. The property is zoned R-1-10 (Single Family Residential 10,000 square foot minimum lot size) and OS (Open Space) and is located at approximately 3540 South Sugar Leo Road (in the Bloomington area). Case No. 2014-LRE-002. (Staff – Todd J.)

3. **EASEMENT VACATION (EV)**

Consider approval of a public utilities and drainage easement vacation for property located **in the old alignment of 1450 South Street** and River Road (on the north side of the current alignment of 1450 South and River Road). The representative is Mr. Brandon Anderson, Rosenberg Associates. Case No. 2014-LRE-001. (Staff – Todd J.)

4. **PRELIMINARY PLATS (PP)**

- A. Consider approval of a preliminary plat for **“Sun River Phase 44 thru 47”** a ninety-three (93) lot residential subdivision. The applicant is Sun River St. George Development and the representative is Mr. Matt Kelvington and Mr. Scott McCall. The property is zoned PD-R (Planned Development Residential) and is located on the southeasterly corner of Pearl Vista Drive and Angle Arch Drive. Case No. 2014-PP-008 (Staff – Wes J.).
- B. Consider approval of a preliminary plat for **“Valderra Residences”** a five (5) lot residential subdivision. The applicant is Valderra Land Holdings LLC and the representative is Mr. Alan Wright. The property is zoned PR-R (Planned Development Residential) and is located in the ‘Ledges’ and is situated on the west side of State Route 18. The site is bounded by the Ledges golf course on the northeast and Snow Canyon State Park on the west. Case No. 2014-PP-009 (Staff – Wes J.).
- C. Consider approval of a preliminary plat for **“Pine Park Estates”** a twenty-four (24) lot residential subdivision. The applicant is Pine Park Estates, LLC and the representative is Mr. James Sullivan. The property is zoned RE-12.5 (Residential Estates 12, 500 square foot minimum lot size) and is located at Little Valley Road and approximately 3000 South and east of the existing City softball fields at The Fields at Little Valley Case No. 2014-PP-010 (Staff – Wes J.).
- D. Consider approval of a preliminary plat for **“Hughes Subdivision”** a twenty-two (22) lot residential subdivision. The applicant is Mr. Denice Hughes and the representative is Mr. Denice Hughes. The property is zoned R-1-10 (Single Family Residential Estate 10,000 square foot minimum lot size) and is located along 2160 East and north of 2450 South. Case No. 2014-PP-012 (Staff – Wes J.).
- E. Consider approval of a preliminary plat for **“Oakwood Estates”** a eighty-eight (88) lot residential subdivision. The applicant is Development Solution, Inc and the representative is Mr. Brett Burgess. The property is zoned R-1-10 (Single Family Residential Estate 10,000 square foot minimum lot size) and is located at approximately 3150 S 3000 E. Case No. 2014-PP-013 (Staff – Wes J.).

- F. Consider approval of a preliminary plat for “Acoma” a one hundred forty-two (142) lot residential subdivision. The applicant is Development Solutions and the representative is Mr. Stacy Young. The property is zoned PD (Planned Development) and is located on the east side of SR-18 adjacent to the existing round-about and south of hole 9 on the Ledges golf course. Case No. 2014-PP-006 (Staff – Wes J.).

5. **OTHER PLANNING COMMISSION ACTIONS (FYI)**

The Planning Commission considered and approved a request to **amend** the Wireless Development Master Plan for Verizon by adding four (4) new location sites. The representative is Mr. Jared White, Technology Associates. The additional locations approved are:

#	I.D.	Name	Location
1	UT4	Airplane	Located on the east side of the ‘Towne Storage’ facility on Riverside Drive & 1990 East Street in a 40 ft. x 45 ft. leased area. (100 ft. tower)
2	UT4	Turtle	Located on private land south of the Ledges in a 30 ft. x 40 ft. leased area (60 ft. tower)
3	UT4	Motorhome	Located in the original industrial park on Red Hills Parkway east of Industrial Road in a 40 ft. x 45 ft. leased area. (100 ft. tower)
4	UT4	Boulevard	Located at 2376 East Red Cliffs Drive in the Pine View commercial center off of Red Cliffs Drive near the Movies 10. An interior 15 ft. x 20 ft. leased area. (no tower - on roof – approx. 4 ft. high)

Note that three (3) sites will require the future submittal of conditional use permit(s) (CUP) for proposed towers; that will come before the Planning Commission and then the City Council. Case No. 2014-WMP-001. (Staff - Ray S.)

PCR ITEM 2A

Final Plat

PLANNING COMMISSION AGENDA REPORT: 02/11/2014
CITY COUNCIL MEETING: 02/20/2014

FINAL PLAT

Avallon at Meadowood Phase 4

Case No. 2014-FP-012

Request: Approval of a 20 Lot Residential Subdivision Final Plat

Representative: Roger Bundy, R&B Surveying
257 Prickley Pear Drive
Washington, UT 84780

Property: Located at approximately 1550 West and 50 South (Green Valley area, the east end of Burgundy Way)

Zone: R-1-7

Staff Comments: All aspects of this Final Plat were carefully looked at and reviewed by the Community Development Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the preliminary plat conditions and approvals.

This Final Plat is ready for Planning Commission's consideration for approval.

FYI – This Final Plat was approved by Planning Commission on May 9, 2006 and by City Council on May 18, 2006. Because this Final Plat did not get recorded within one year of its approval it needs to be re-approved before it can be recorded.

P.C.: The Planning Commission recommends approval.

PCR ITEM 2B

Final Plat

PLANNING COMMISSION AGENDA REPORT: 02/11/2014
CITY COUNCIL MEETING: 02/20/2014

FINAL PLAT

Meadow Park Phase 3

Case No. 2013-FP-072

Request: Approval of a 7 Lot Residential Subdivision Final Plat

Representative: Roger Bundy, R&B Surveying
257 Prickley Pear Drive
Washington, UT 84780

Property: Located at approximately 2240 East and Crimson Ridge Drive
(Little Valley area)

Zone: R-1-10 & RE-12.5

Staff Comments: All aspects of this Final Plat were carefully looked at and reviewed by the Community Development Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the preliminary plat conditions and approvals.

P.C.: The Planning Commission recommends approval.

THE UNDERSIGNED, BRETT BURGESS, PRESIDENT OF DEVELOPMENT SOLUTIONS GROUP, INC., MANAGER OF DEVCO PROPERTIES, LLC, DOES HEREBY ACKNOWLEDGE AND CONSENT TO THE TERMS AND CONDITIONS OF THE WASHINGTON COUNTY WATER CONSERVANCY DISTRICT IMPACT FEE OBLIGATION AS STATED HEREON, FOR THE USES AND PURPOSES STATED THEREIN.

DEVCO PROPERTIES, LLC
BY: BRETT BURGESS, PRESIDENT OF DEVELOPMENT SOLUTIONS
GROUP, INC., MANAGER OF DEVCO PROPERTIES, LLC

[illegible]

THE OWNERS AND MORTGAGEES, BY SIGNED THIS PLAT DO HEREBY CONFIRM THAT, NOTWITHSTANDING ANY SUBSEQUENT INSTRUMENT RECORDED WITH RESPECT TO SAID TRACT, THERE SHALL BE WATER ADJUSTMENT DUE AND PAYABLE ON THE LOTS WITHIN SAID TRACT UPON THE FIRST TO OCCUR OF THE FOLLOWING EVENTS:

- a) THE SALE OF THE LOT TO A THIRD PARTY BY THE OWNER, OR ANY ASSIGNMENT IN INTEREST THEREOF;
- b) THE ISSUANCE OF A BUILDING PERMIT FOR CONSTRUCTION ON ANY PORTION OF THE TRACT;
- c) THREE YEARS FROM THE DATE OF THE RECORDING OF THIS PLAT AS SET FORTH IN A PROMISSORY NOTE AND SECURITY AGREEMENT, EXECUTED AND RECORDED WITH THIS SUBDIVISION PLAT.

WE, STATE BANK OF SOUTHERN UTAH, MORTGAGEE OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY GIVE OUR CONSENT OF SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED ON THIS PLAN AND ALSO IN ALL DEDICATIONS.

NAME: _____

STATE OF UTAH } ss.
COUNTY OF WASHINGTON

ON THIS DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME _____
WHO BEING BY ME DULY SWORN TO SAY THAT (SHE) IS THE _____ OF STATE
COUNTY OF SOUTHERN UTAH AND THAT (SHE) EXECUTED THE FOLLOWING MORTGAGEE'S CONDUIT TO
RECORD ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF
DIRECTORS AND (SHE) DID ACKNOWLEDGE TO ME THAT THE CORPORATION EXECUTED THE SAME FOR
THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC FULL NAME: _____
 COMMISSION NUMBER: _____
 MY COMMISSION EXPIRES: _____
 I A NOTARY COMMISSIONED IN UTAH
 THE ABOVE INFORMATION IS PROVIDED,
 WHO STAMP IS REQUIRED PER UTAH CODE.

NOTARY PUBLIC

TO OWNER'S CONSENT OF WATER IMPACT FEES

UT, STATE BANK OF SOUTHERN UTAH, MORTGAGEE OF THE HEREIN DISCussed TRACT OF LAND, DOES HEREBY CONSENT TO THE OWNER'S CONSENT OF WATER IMPACT FEES FOR THE SETBACKS AND PURPOSES STATED THEREIN.

STATE OF UTAH } ss
COUNTY OF WASHINGTON

DATE	TIME	DAY OF	20	10	10
------	------	--------	----	----	----

ON THIS DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME _____ OF STATE _____, who being by me duly sworn, did say that ISHE is the owner of SOUTHERN UTM and that ISHE executed the foregoing mortgage in conformity with the consent of WATER WAPAC FELS ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND ISHE DID ACKNOWLEDGE TO ME THAT THE RESOLUTION OF SAID CORPORATION DID NOT AUTHORIZE TO ME THAT THE CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC FULL NAME: _____
 COMMISSION NUMBER: _____
 COMMISSION EXPIRES: _____
 NOTARY COMMISSIONED IN UTAH _____
 IF ABOVE INFORMATION IS PROVIDED,
 I AGREE TO BE BOUND BY THE FOLLOWING:

THE WASHINGTON COUNTY WATER CONSERVANCY DISTRICT HEREBY ACKNOWLEDGES THE NOTIFICATION AND CONSENT TO IMPACT FEE OBLIGATION ON THIS PLAT.

BARBARA O. HUELL, ASSISTANT GENERAL MANAGER
WASHINGTON COUNTY WATER CONSERVANCY DISTRICT

STATE OF UTAH

ON THE 20 DAY OF APRIL, 1988, PERSONALLY APPEARED BEFORE ME, BARBARA G. MUELLER, PERSONALLY KNOWN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SIGNED ON THE FOREGOING DOCUMENT AND ACKNOWLEDGED BEFORE ME THAT SHE SIGNED IT VOLUNTARILY FOR ITS STATED PURPOSE.

NOTARY PUBLIC FULL NAME: _____
 COMMISSION NUMBER: _____
 MY COMMISSION EXPIRES: _____
 I A NOTARY PUBLIC COMMISSIONED IN UTAH
 THE ABOVE INFORMATION IS PROVIDED,
 NO STAMP IS REQUIRED PER UTAH CODE,
 TITLE 46, CHAPTER 3, SECTION 1A

© 2000 Blackwell Science Ltd

PCR ITEM 2C

Final Plat

PLANNING COMMISSION AGENDA REPORT: 02/11/2014
CITY COUNCIL MEETING: 02/20/2014

FINAL PLAT

The Flats at South Pointe Phase 3

Case No. 2013-FP-023

Request: Approval of a 65 Lot Residential Subdivision Final Plat

Representative: Eric McFadden, Premier Design & Engineering
75 East 100 North
Ivins, UT 84738

Property: Located at approximately 2800 East and 450 North (south of Pine View High School)

Zone: R-3

Staff Comments: All aspects of this Final Plat were carefully looked at and reviewed by the Community Development Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the preliminary plat conditions and approvals.

P.C.: The Planning Commission recommends approval.

PCR ITEM 2D

Final Plat

PLANNING COMMISSION AGENDA REPORT: 02/11/2014
CITY COUNCIL MEETING: 02/20/2014

FINAL PLAT

Riverstone Subdivision Phase 3

Case No. 2014-FP-004

Request: Approval of a 12 Lot Residential Subdivision Final Plat

Representative: Roger Bundy, R&B Surveying
257 Prickley Pear Drive
Washington, UT 84780

Property: Located at approximately 890 West and 4050 South (just south of the Calvary Chapel of St. George off of Pioneer Road)

Zone: R-1-10

Staff Comments: All aspects of this Final Plat were carefully looked at and reviewed by the Community Development Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the preliminary plat conditions and approvals.

P.C.: The Planning Commission recommends approval.

PCR ITEM 2E

Final Plat Amendment

PLANNING COMMISSION AGENDA REPORT:
CITY COUNCIL MEETING:

02/11/2014
02/20/2014

FINAL PLAT AMENDMENT

Bloomington Ranches No. 5 Subdivision & Bloomington Ranches No. 3 Subdivision
Case No. 2014-LRE-002

Request: Approval of a Lot Merger within two Residential Subdivision Final Plats

Representative: Scott Woolsey, Alpha Engineering
43 South 100 East #100
St. George, UT 84770

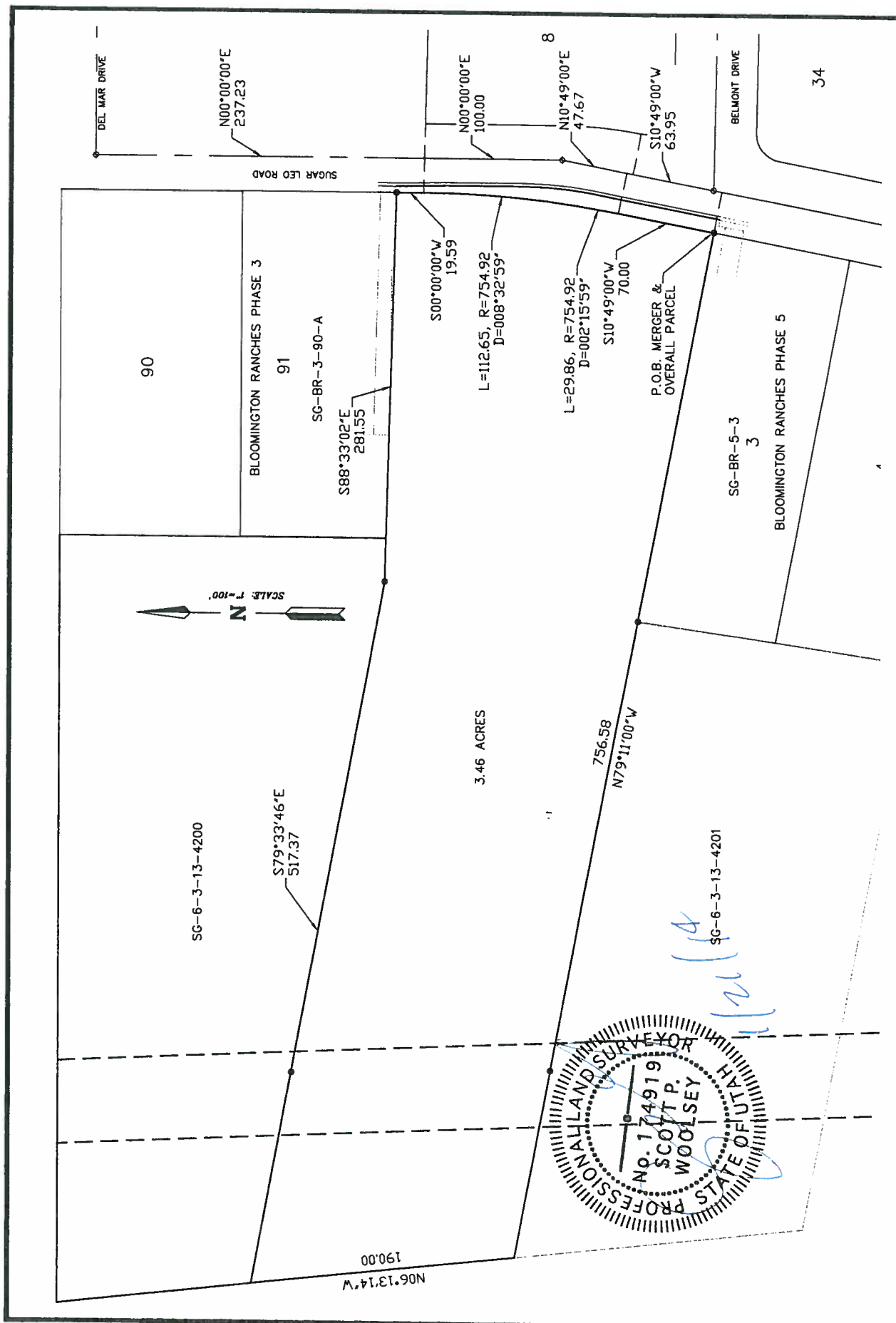
Property: Located at approximately 3540 South Sugar Leo Rd. (in the Bloomington area)

Zone: R-1-10 & OS

Staff Comments: This request is to merge Lot 1 and Lot 2 of Bloomington Ranches No. 5 Subdivision along with the southerly portion of Lot 91 of Bloomington Ranches No. 3 Subdivision into one lot. Also the owner would like to merge their property that is located between said Lots 1 & 2 and the Virgin River with the merger of Lot 1 & 2 so that they have one Tax ID#. There is an easement with an irrigation line in the ground that the owners will not be permitted to build on unless the irrigation lines get moved and they request and easement vacation.

All aspects of this Final Plat Amendment were carefully looked at and reviewed by the Community Development Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the preliminary plat conditions and approvals.

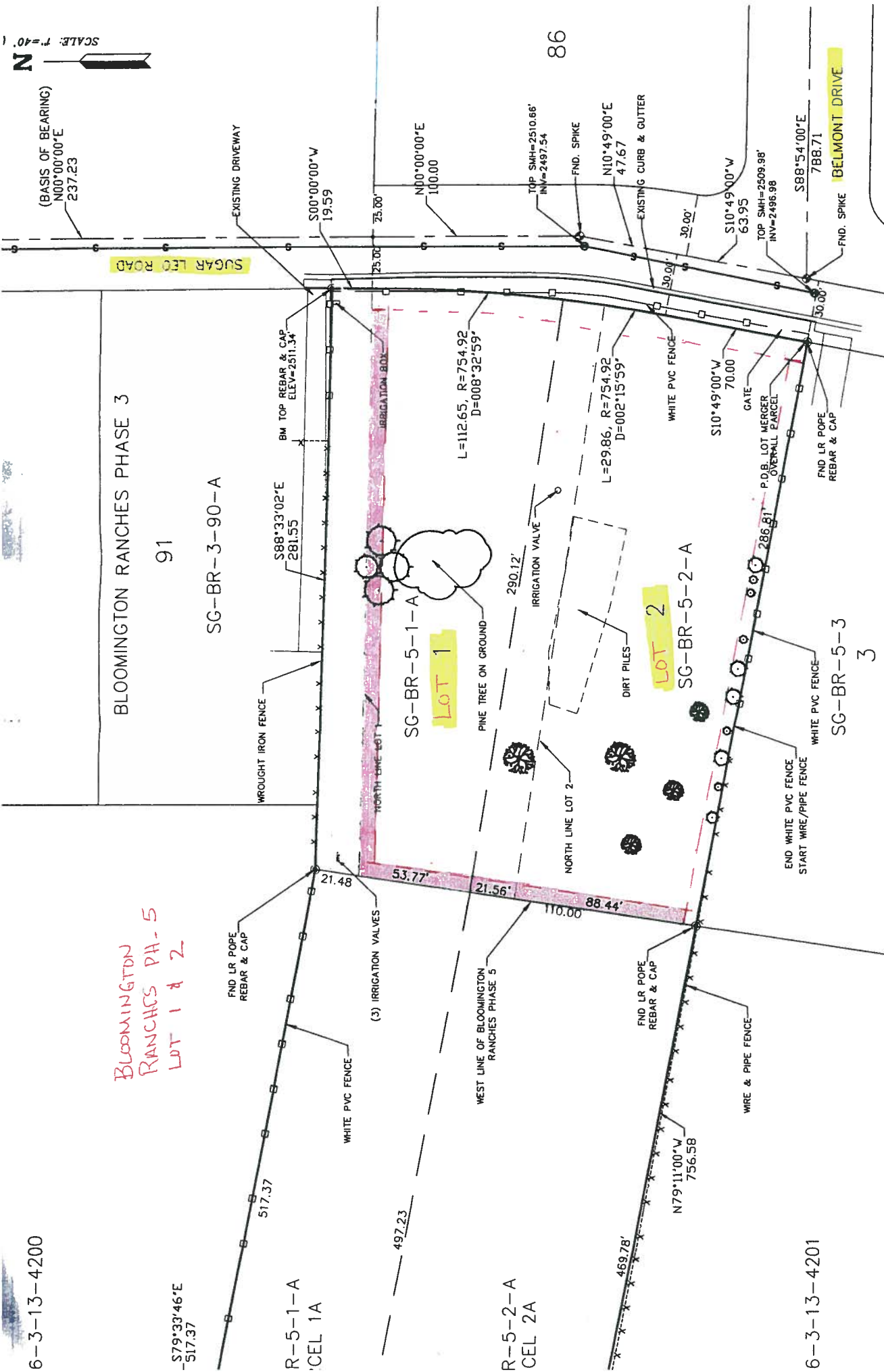
P.C.: The Planning Commission recommends approval.



43 South 100 East, Suite 100 • St George, Utah 84770
T: 435.628.6500 • F: 435.628.6553 • alphaengineering.com

SG-BR-3-90-A

6-3-13-4201



PCR ITEM 3

Easement Vacation

PLANNING COMMISSION AGENDA REPORT:
CITY COUNCIL MEETING:

02/11/2014
02/20/2014

EASEMENT VACATION

Old 1450 South Alignment

Case No. 2014-LRE-001

Request: Approval of a Public Utilities and Drainage Easement Vacation

Representative: Brandon Anderson, Rosenberg Associates
352 E. Riverside Drive #A2
St. George, UT 84790

Property: Located in the old alignment of 1450 South and River Road (on the north side of the current alignment of 1450 South and River Road)

Staff Comments: The utility lines that were located within this easement have been relocated to match the layout of the current building plans and also the layout of the future building plans.

All aspects of this Easement Vacation were carefully looked at and reviewed by the Community Development Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the conditions and approvals.

P.C.: The Planning Commission recommends approval.

PCR ITEM 4A

Preliminary Plat

PLANNING COMMISSION AGENDA REPORT:
CITY COUNCIL MEETING:

02/11/2014
02/20/2014

PRELIMINARY PLAT
Sun River Phases 44-47
Case No. 2014-PP-008

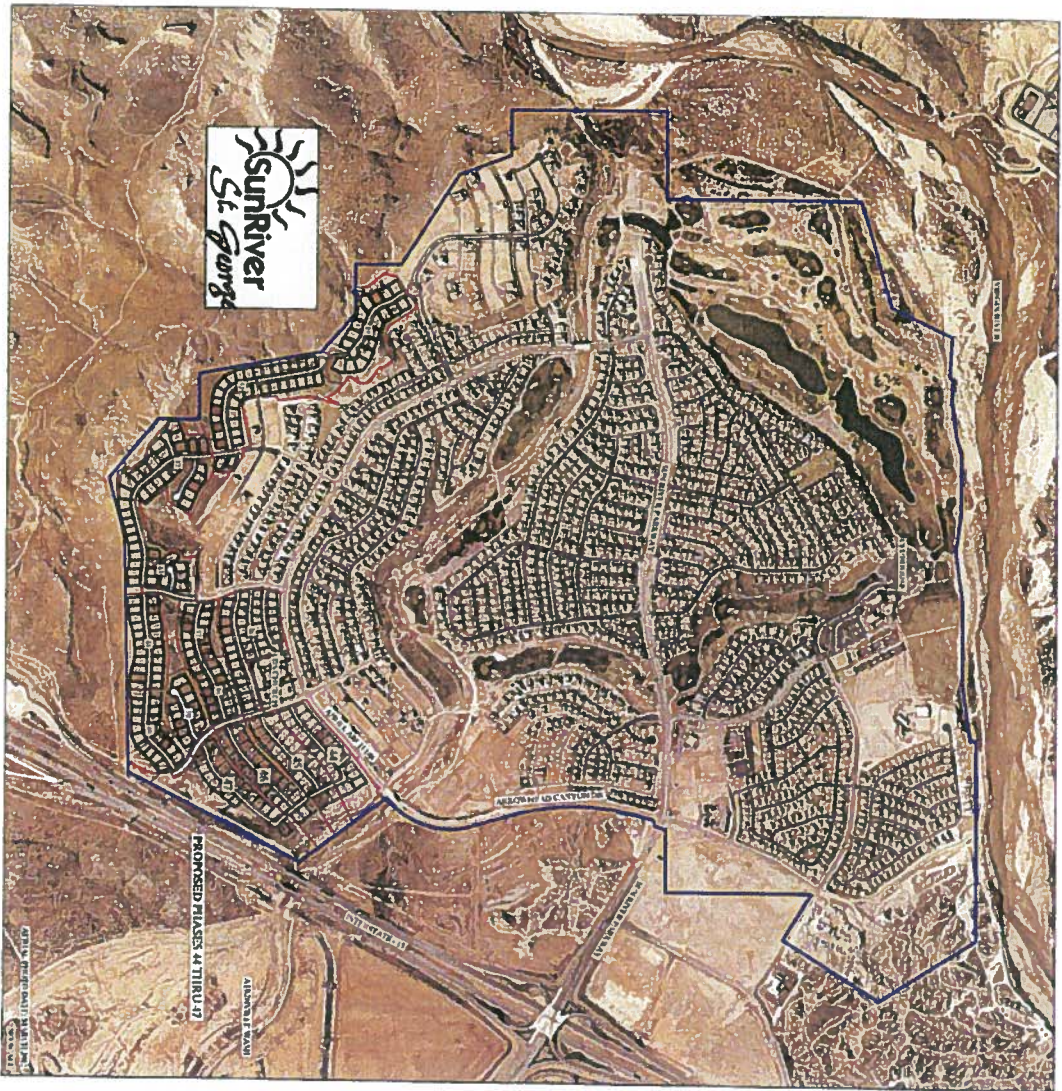
Request:	A request to approve a preliminary plat for a ninety-three (93) lot residential subdivision	
Location:	The property is located on the southeasterly corner of Pearl Vista Drive and Angle Arch Drive.	
Property:	Phase 44 – 7.05 acres Phase 46 – 7.22 acres Total: 33.07 acres	Phase 45 – 6.80 acres Phase 47 – 12.00 acres
Number of Lots:	Phase 44 – 23 units Phase 46 – 26 units Total: 93 units	Phase 45 – 24 units Phase 47 – 20 units
Density:	Phase 44 – 3.26 DUA Phase 46 – 3.60 DUA Overall: 2.81 DUA	Phase 45 – 3.51 DUA Phase 47 – 1.67 DUA
Zoning:	PD-R	
Adjacent zones:	This plat is part of the overall Sun River development which is zoned PD-Residential:	
General Plan:	On the General Plan, this area is shown as low density and high density residential.	
Applicant:	Sun River St. George Development	
Representative:	Matt Kelvington/Scott McCall	

Comments:

1. The interior streets in this subdivision will be private streets. The two exterior roadways, Angle Arch Drive and Pearl Vista Drive, are public roadways that have already been improved.
2. There is approximately 76 feet of elevation change across the property. The developer is proposing rock walls between lots to account for this elevation change.

P.C: The Planning Commission recommends approval.

SUN RIVER VICINITY MAP



PRELIMINARY PLAT SUN RIVER - PHASE 44 THRU 47

PHASE 44 - A 21 UNIT PLANNED UNIT DEVELOPMENT IN THE ACRES
PHASE 45 - A 21 UNIT PLANNED UNIT DEVELOPMENT IN THE ACRES
PHASE 46 - A 21 UNIT PLANNED UNIT DEVELOPMENT IN THE ACRES
PHASE 47 - A 21 UNIT PLANNED UNIT DEVELOPMENT IN THE ACRES
IN SECTION 18, TOWNSHIP 31 SOUTH, RANGE 16 WEST, 11TH
SOUTH, TARRANT AND HERRMAN
CITY OF ST. GEORGE, WASHINGTON COUNTY, UTAH

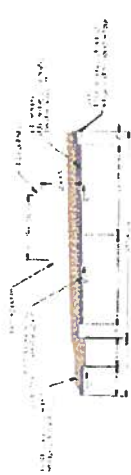
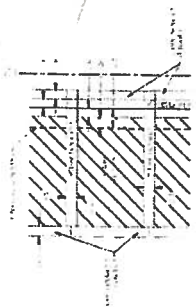
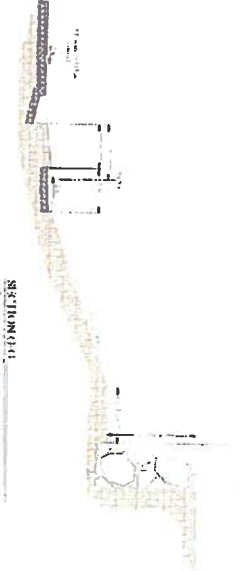
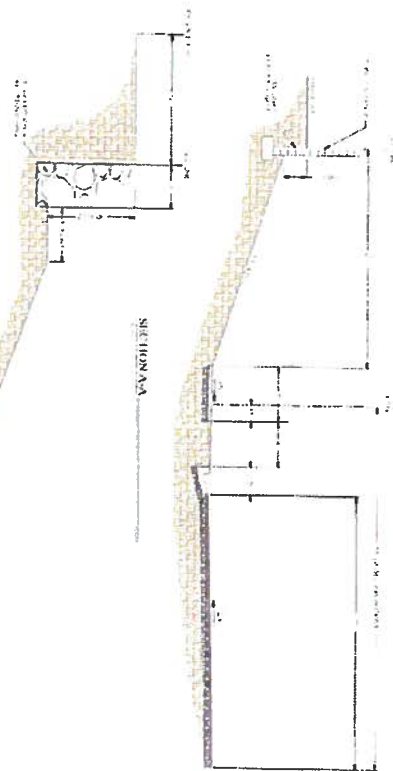
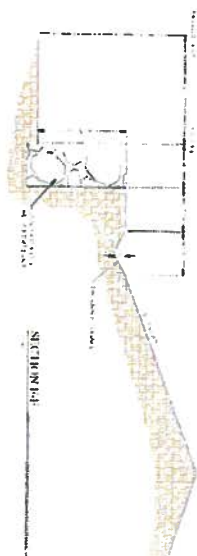
PROJECT ENGINEER
PROJECT OWNER/DEVELOPER
SITELAND
DATE

PRELIMINARY PLAT
FOR
SUN RIVER PHASE 44 THRU 47
ST. GEORGE DEVELOPMENT
ST. GEORGE, UTAH

ROSENBERG
ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS

NOT FOR
CONSTRUCTION

1



Official UNICEF Contribution

TYPESET BY KIM-PAI PRINTING CO., LTD.

PCR ITEM 4B

Preliminary Plat

PLANNING COMMISSION AGENDA REPORT: 02/11/2014
CITY COUNCIL MEETING: 02/20/2014

PRELIMINARY PLAT

Valderra Residences

Case No. 2014-PP-009

Request: A request to approve a five lot subdivision.

Location: The property is located in the 'Ledges' and is situated on the west side of State Route 18. The site is bounded by the Ledges golf course on the northeast and Snow Canyon State Park on the west.

Property: The subdivision is located on 3.61 acres

Number of Lots: 5

Density: 1.39 dwelling units per acre

Zoning: PD-RES

Adjacent zones: This plat is surrounded by PD-RES in the Ledges (Valderra) development.

General Plan: LDR (Low Density Residential)

Applicant: Valderra Land Holdings LLC
629 Parkway Drive
P.O. Box 981537
Park City, Utah 84098

Representative: Mr. Alan Wright

Comments:

1. On the original PD master plan for the Ledges development that was approved in December 2007, the approved plan showed 20 units on 6 acres in this area for a density of 3.33 units per acre. The density for this project will be less than what was approved.
2. The roadway and utility improvements for this project have already been installed with the Estates at Valderra project.

P.C.: The Planning Commission recommends approval.

PCR ITEM 4C

Preliminary Plat

PLANNING COMMISSION AGENDA REPORT: 02/11/2014
CITY COUNCIL MEETING: 02/20/2014

PRELIMINARY PLAT
Pine Park Estates
Case No. 2014-PP-010

Request: A request to approve a preliminary plat for a twenty-four (24) lot residential subdivision

Location: The property is located at Little Valley Road and approximately 3000 South and east of the existing City softball fields at The Fields at Little Valley.

Property: 9.2 acres

Number of Lots: 24

Density: 2.61 dwelling units per acre

Zoning: RE-12.5

Adjacent zones: This plat is surrounded by the following zones:
North – RE-12.5
South – RE-20
East – A-1
West – RE-12.5

General Plan: Low Density Residential (LDR up to 4 DU/AC)

Applicant: Pine Park Estates, LLC

Representative: James Sullivan

Comments:

1. The developer is proposing double fronting lots along Little Valley Road. A 10-foot landscape strip and a 6-foot high privacy wall will be required along Little Valley Road.
2. Lots 1-6 will have back onto the St. George City softball complex.
3. The developer is proposing a 20-foot walkway/utility corridor between proposed lots 6 and 7.

P.C.:

The Planning Commission recommends approval.

PCR ITEM 4D

Preliminary Plat

PLANNING COMMISSION AGENDA REPORT:
CITY COUNCIL MEETING:

02/11/2014
02/20/2014

PRELIMINARY PLAT
Hughes Subdivision
Case No. 2014-PP-012

Request: A request to approve a preliminary plat for a twenty-two (22) lot residential subdivision

Location: The property is located along 2160 East and north of 2450 South.

Property: 7.00 acres

Number of Lots: 22

Density: 3.14 dwelling units per acre

Zoning: R-1-10

Adjacent zones: This plat is surrounded by the following zones:
North – R-1-10
South – RE-12.5
East – RE-37.5 and A-1
West – R-1-10

General Plan: LDR (Low Density Residential)

Applicant: Mr. Denice Hughes

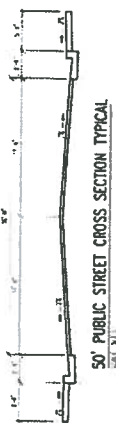
Representative: Mr. Denice Hughes

Comments:

1. A zone change for this property from RE-12.5 to R-1-10 was approved by the City Council on November 21, 2013.

P.C.: The Planning Commission recommends approval.

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN
CURRENT ZONING R-1-10



PROJECT LOCATION

PRELIMINARY
PLAT

PRELIMINARY PLAT
HUGHES SUBDIVISION
2551 EAST 3450 SOUTH
ST. GEORGE, UTAH

... will . Structural . Land Survey
133 East Tabernacle, Suite 302



SITE INFORMATION:

GROSS SITE AREA 304,947.28 SQ FT OR 7.001 ACRES
SUBDIVISION AREA 291,135.74 SQ FT OR 6.664 ACRES
2450 SOUTH STREET AREA 13,811.54 SQ FT OR .317 ACRES

הוא נשאל: "האם אתה יכול להבין את המושגים הללו?"
הוא ענה: "כן, אני יכול להבין את המושגים הללו."
הוא נשאל: "האם אתה יכול להבין את המושגים הללו?"
הוא ענה: "כן, אני יכול להבין את המושגים הללו."

DATE: 11/20/01 11:48 AM

OWNER/DEVELOPER:
DENICE HUGHES
2551 EAST 2450 SOUTH
ST. GEORGE, UTAH 84796
TEL. (435) 216-6563

PCR ITEM 4E

Preliminary Plat

PLANNING COMMISSION AGENDA REPORT:
CITY COUNCIL MEETING:

02/11/2014
02/20/2014

PRELIMINARY PLAT
Oakwood Estates
Case No. 2014-PP-013

Request: A request to approve a preliminary plat for an eighty-eight (88) lot residential subdivision

Location: The property is located at approximately 3150 S 3000 E

Property: 26.94 acres

Number of Lots: 88

Density: 3.2 dwelling units per acre

Zoning: R-1-10

Adjacent zones: This plat is surrounded by the following zones:
North – A-1 and R-1-10
South – R-1-8
East – A-1
West – R-1-12

General Plan: Low Density Residential

Applicant: Development Solutions, Inc

Representative: Brett Burgess

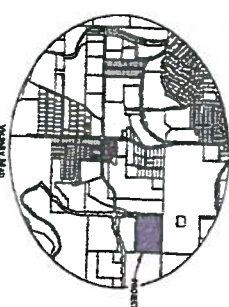
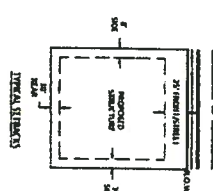
Comments:

1. The developer is proposing that lot 88 be a temporary detention basin until downstream storm drain facilities have been installed.
2. The developer is proposing lot size averaging with 49 of the lots meeting or exceeding the required square footage for a lot in an R-1-10 zone.

P.C.: The Planning Commission recommends approval.

PHASES 1-3

60 0 60 120
SCALE IN FEET



SE (CON. 2E C. 10,
107A, 1015W, NEAR
FOUNDED 1978 ON
BRASS CAP
PCN 0343)
PC004, 002C, 00E 17-41-23)

[illegible]

SILVERSTEIN EQUIPMENT
PMAE BOARDING

THE BING CHANG & CO. LTD.

THIEL (CH) DREH

PROCECO STEEL INC.

PROCECO VALVE INC.

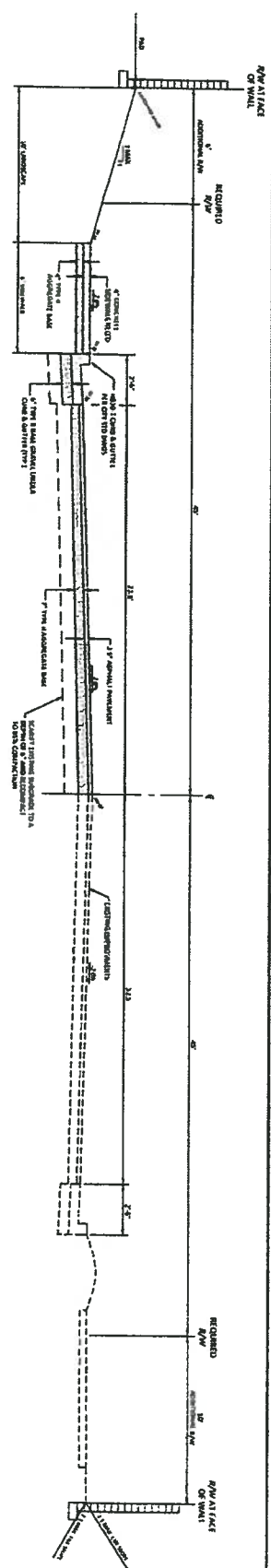
PROCECO VALVE CORP.

BENCHMARK

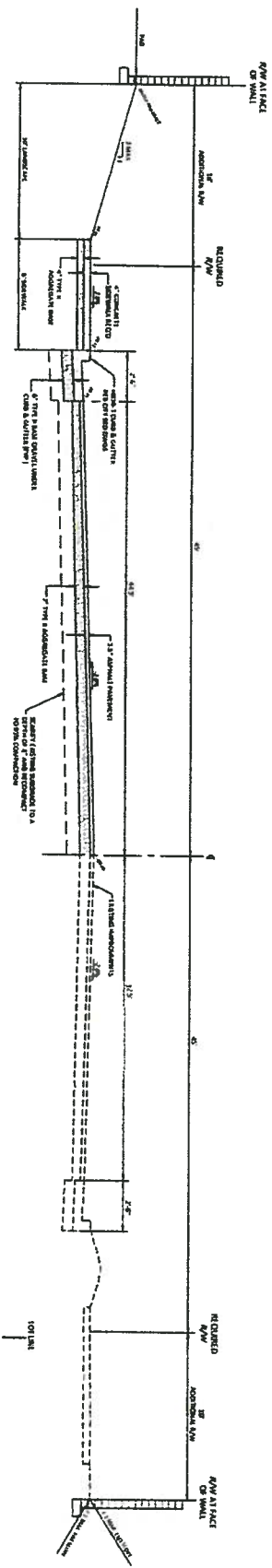
SOUTH HAVEN CT COMPANY IS CITIZEN RD, WESTPORT CT 06894
SOUTH AVENUE 15 WHITE LANE ROAD BRIDGE AND BARNHART
1971 WINDHAM COUNTY BRIDGE ROAD
20641 JEFFREY MCN AIRBOS

TELE 401-574-4861 A.
COTAS CONSULTING GROUP,
DE KEDIN;
27 DEC.

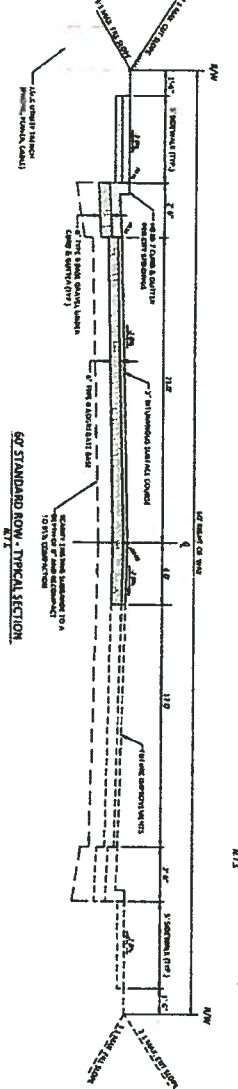
1. ALL STRUCTS TO BE PUBLIC BENEFIT OR NON-PROFIT STANDARDS
2. THIS SHIP IS NOT LOCATED WITHIN A FLOODING OR IN AN AREA



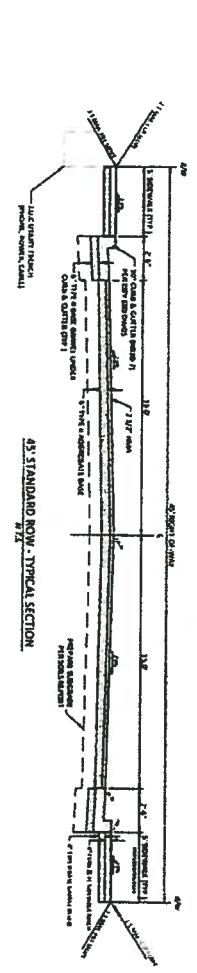
90' ROW (3000 EAST) TYPICAL SECTION



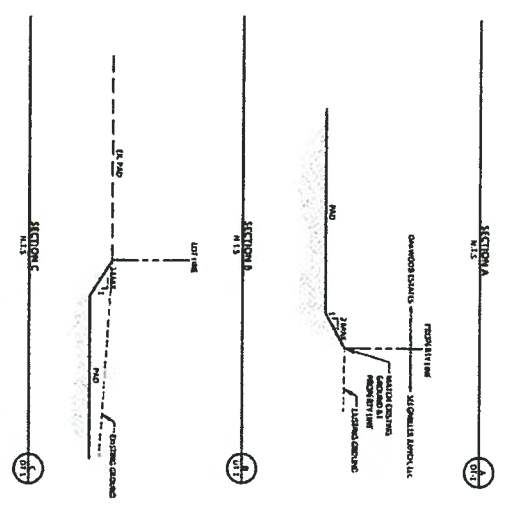
90' ROW (3000 EAST) TURNING LANE SECTION



60' STANDARD ROW - TYPICAL SECTION



45' STANDARD ROW - TYPICAL SECTION



PCR ITEM 4F

Preliminary Plat

PLANNING COMMISSION AGENDA REPORT:
PLANNING COMMISSION AGENDA REPORT:
CITY COUNCIL MEETING:

01/21/2014 (pulled from agenda)
02/11/2014
02/20/2014

PRELIMINARY PLAT

Acoma Subdivision

Case No. 2014-PP-006

Request: A request to approve a preliminary plat for a 142 lot residential subdivision.

Location: The project is located on the east side of SR-18 adjacent to the existing round-about and south of hole 9 on the Ledges golf course.

Property: The subdivision is located on 27.74 acres

Number of Lots: 142

Density: 5.12 dwelling units per acre

Zoning: PD

Adjacent zones: This plat is part of the Ledges development which is zoned PD:

General Plan: Low Density Residential

Applicant: Development Solutions
113 East 200 North, Suite 2
St. George, Utah 84770

Representative: Stacy Young/Ryan Thomas

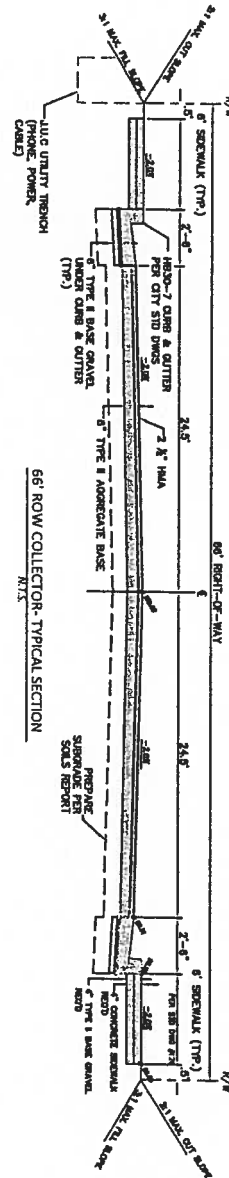
Engineer: Ryan Thomas, Development Solutions

Comments:

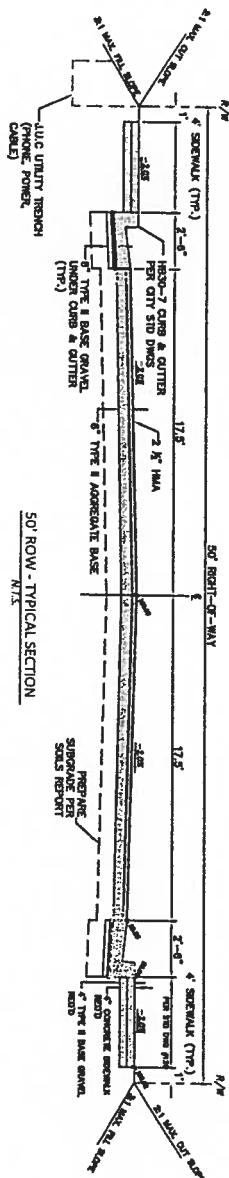
1. On the master plan that was approved for this development in Dec. 2007, the area where this subdivision is being proposed was approved for 203 units over 31.5 acres, which is a density of 6.4 DUA
2. The developer is proposing private streets for the interior streets.

3. The developer is proposing to do pads with common area and limited common area. There will be an HOA that will maintain the common and limited common areas within the subdivision.

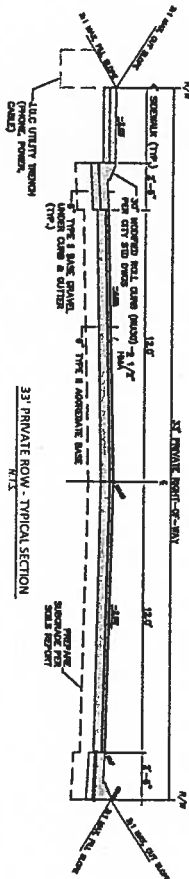
P.C.: The Planning Commission recommends approval.



66' ROW COLLECTOR - TYPICAL SECTION
N.T.S.



50' ROW - TYPICAL SECTION
N.T.S.



33' PRIVATE ROW - TYPICAL SECTION
N.T.S.

NO.	DESCRIPTION	DATE	APP'D

PROJECT NAME: **ACOMA AT THE LEDGES**
PLANNED DEVELOPMENT
LOCATED IN ST. GEORGE, UTAH

SHEET NAME: **PRELIMINARY PLAT**

DEVELOPMENT SOLUTIONS, INC.
 LAND PLANNERS, CIVIL ENGINEERS
 113 East 200 North Suite #2
 St. George, UT 84770
 Office (435) 628-1121 • Fax (435) 674-3553
 www.developmentsolutions.com

DATE	BY	CHK'D BY	APP'D BY

DRAFTAgenda Item Number : **6H****Request For Council Action**


Date Submitted 2014-02-14 12:49:38**Applicant** Shawn Guzman**Quick Title** Public Comment on Disposal of Significant Property**Subject** Take public comment per city ordinance on the sale of approximately 4 acres of city property adjacent to the Dixie Center on 270 East Street.**Discussion****Cost** \$0.00**City Manager
Recommendation****Action Taken****Requested by****File Attachments****Approved by Legal
Department?****Approved in Budget?** **Amount:****Additional Comments**

**NOTICE OF PROPOSED SALE
OF CITY OWNED PROPERTY**

Public Notice

Public notice is hereby given that the City Council of the City of St. George, Washington County, Utah, will hold take public comment on the sale of approximately four (4) acres of City owned property located on 270 East Street adjacent to the Dixie Center at a regular meeting of the Council in the City Council Chambers, 175 East 200 North, St. George, Utah, on Thursday, February 20, 2014 commencing at 4:00 p.m.


Christina Fernandez, City Recorder


Date

REASONABLE ACCOMMODATION: The City of St. George will make efforts to provide reasonable accommodations to disabled members of the public in accessing City programs. Please contact the City Human Resources Office, 627-4674, at least 24 hours in advance if you have special needs.

